

# **Rosedale Rambles**

**1993 through 1999**

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# 1997 ROSEDALE RAMBLE

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## Historical Background of the Rosedale Neighborhood

The Rosedale neighborhood is the area lying between 34<sup>th</sup> Street and Hancock Drive, and between Lamar/Burnet Road and Shoal Creek. The creek and the old Upper Georgetown Road (now Burnet Road) were major influences on the area. But more important were the 1840s boundaries of early landowners.

Most of Rosedale was in the 1838 headright league grant to George W. Spier (Spear). The Republic of Texas granted this land to Spier and, as was the custom, it had a narrow frontage on the Colorado River and ran deep, all the way north to Anderson Lane. Spier sold his land to Gideon White and others. Most of Rosedale was in Gideon White's 1,237 acres while W.H. Phillips and John Hancock owned much of the area along Shoal Creek north of 40<sup>th</sup> Street.

By the 1870s, brothers John and George Hancock had purchased the land inherited by the White heirs except one area; the Seiders family continued to operate their farmland south of 40<sup>th</sup> Street. During the Hancock period, a dairy occupied most of the Rosedale area. Following John Hancock's death and the sale of his land, several smaller dairies and the Ramsey Nursery purchased land in Rosedale.

When subdivision and sale of land for urban development began, it started with the Seiders. The family members themselves began subdividing their land but they also sold a large tract to a New York developer who platted a grand subdivision. Rosedale's first three subdivisions were platted in 1890; this was before Monroe Shipe got the Hyde Park Development underway in 1891.

In Rosedale, there was a flurry of subdividing activity in the 1890s and then a resting period until about 1910. The greatest period of activity, however, was in the 1930s during the Depression. Rosedale was one of the few areas where work could be found and it attracted carpenters, rock masons, and other skilled artisans from outside Austin as well as inside. Some houses were built by Austin lumber companies which also acted as a clearinghouse for carpenters and builders and some were built by homeowners themselves. A few were model homes contracted by the developers and some were spec houses contracted by speculators. The diverse styles of our houses reflect the wonderful variety of builders. The small size of our original houses reflects Depression carefulness.

Before 1930, there were no restrictions on ownership or residency because of race, and there were a dozen or more black homeowners and residents in the area. But in most of the subdivisions of the 1930s and 1940s, persons of African descent (and in several subdivisions, all but Caucasians) were barred from owning property or residing in the neighborhood. This restriction, of course, was removed by the courts some three decades later.

## SUBDIVISIONS OF ROSEDALE

**Sub A Glen Ridge Addition, 1890** – This subdivision encompassed land purchased by E.J. Heppenheimer in 1890 from Edward Seiders and platted into 17 blocks with approximately 260 lots between 34<sup>th</sup> and 38<sup>th</sup> streets, from just west of Wabash to Jefferson on the west side of the creek. Heppenheimer put in a dam on Shoal Creek between 34 and 38<sup>th</sup> and marked off two boulevards to run on either side of Shoal Creek – Alamo on the east and Lakeside on the west. When the dam washed out in 1900, so did Heppenheimer's plans. He sold out and returned to New York. The streets in this subdivision on the east side of Shoal Creek were named Penn (Lamar), Wabash (roughly Medical Parkway), McDonald, Pratt, Spring (38<sup>th</sup>), Champa, Holley, and State (34<sup>th</sup>). This subdivision and Penn Park Subdivision were swallowed up by Seton Hospital and related medical buildings. The only remaining legacy of this early subdivision is the park land along the creek dedicated in 1890; Seiders' Oaks and the Hike and Bike Trail.

**Sub B Penn Park, 1890** – In 1890, George Penn, owner of this land, filed a plat for Penn Park which covered the area from 38<sup>th</sup> south to halfway between Holly and 35<sup>th</sup> and from Lamar west to halfway between Wabash and McDonald. The streets in this subdivision were named Ann Avenue (Lamar), Wabash, Spring (38<sup>th</sup>), Champa, and Holly. Seton Hospital and related medical buildings cover this subdivision. George Penn, owner of this land, has not been identified. There are two George Penns in the city directory: a contractor for the Austin and North Western Railroad and a black teamster.

**Sub C H.B. Seiders, 1890** – Henry B. Seiders was the second of three sons born to Edward Seiders and his first wife, Louisa White. Louisa was the daughter of Gideon White and inherited part of his land which included this area. H.B. left Austin in the early 1880s and settled in Taylor. In 1890, he platted land he owned in Austin and began selling lots. He named the streets in his subdivision after his wife and daughters: Alice (wife), Emma, and Julia (now Medical Parkway, 39<sup>th</sup> ½ and 39<sup>th</sup> respectively). His subdivision ran from Lamar almost to Bailey Lane, from 40<sup>th</sup> to 38<sup>th</sup> Street.

**Sub D Ed Seiders Subdivision, 1892** – This subdivision was not even filed with the subdivision plats but exists in a deed. It is a small area along 38<sup>th</sup> (Spring) Street from Lamar to one lot west of Medical Parkway but only 60' north of 38<sup>th</sup>.

**Sub E Lewis Hancock (Triangle) Subdivision, 1899** – Lewis Hancock, son and only child of George and Louisa Hancock, inherited this 20-acre tract from his parents. This tract ran from Burnet Road east to Medical Parkway, from 45<sup>th</sup> nearly to 40<sup>th</sup> Street. It is a long narrow triangle, the point being where Medical Parkway and Burnet Road split at 45. Lewis Hancock was Mayor of Austin and organized the Austin Country Club.

**Sub F Pleasant Grove Addition, 1910** – M.C. Nixon purchased this tract from John and Anna Preston who had bought it from H.B. Seiders. This subdivision had 15 ¾ acres and ran from 39<sup>th</sup> ½ almost to 39<sup>th</sup> Street, from Bailey Lane to Shoal Creek and a little beyond. He named the north-south streets Nixon Avenue (now Bailey), Clay Avenue (now Tonkawa Trail), Peterson Avenue, Seiders Avenue, and George Avenue (now Shoal Creek Blvd.), the last three after early Rosedale Families. M.C. Nixon and his partner, J.S. Clay, owned and operated Nixon-Clay Business College in Austin. The beautiful live oaks and post oaks inspired the subdivision name.

**Sub G Lee's Hill, 1913** – F.T. Ramsey, owner of Austin Nursery, had purchased this area for growing his nursery stock. Fruit trees were so demanding of the soil that only one crop could be grown on a tract of land and then it was either sold or put to a different use. Both Lee's Hill and Alta Vista had been planted with fruit trees. In 1913, Ramsy platted this area into five blocks with 119 lots. It ran from Medical Parkway east to Lamar, from 40<sup>th</sup> to 42<sup>nd</sup>. Lamar at that time was called Morningside and Medical Parkway was called Georgetown Road or Alice Avenue. His north-south streets were named Marathon Boulevard and Bellvue Avenue. Marathon Boulevard was split between 40<sup>th</sup> and 41<sup>st</sup> streets with a park in the oval-shaped center (Lee's Park and later called Skyland Park). Ramsey named his subdivision in memory of Robert E. Lee who is said to have camped under a giant oak tree at 40<sup>th</sup> and Medical Parkway. He advertised the lots for sale in one of his catalogs.

**Sub H Alta Vista Addition, 1918** – Walter S. Benson and Houghton Brownlee purchased this 37-acre tract from F.T. Ramsey in 1917 and divided it into 11 blocks with almost 200 lots. It ran from 42<sup>nd</sup> Street to 45<sup>th</sup> Street between Lamar and Medical Parkway. They continued the street names selected by Ramsey in Lee's Hill Subdivision (Marathon and Bellvue) but added Maybelle Avenue. Lamar was called Morningside and Medical Parkway was called Alice Avenue or Georgetown Road. For many years, these lots had remnants of Ramsey's nursery stock (peach, plum, and almond trees). Brownlee was a lawyer and Benson owned Benson Motor Company, the Studebaker dealership. Realtors Paul and Earl Simms got together a package of remaining lots and in 1931 sold them to W.A. Driscoll and E.F. Moritz for \$6,500 (this included 40 vacant lots and 1 lot with house). Driscoll and Moritz had been partners in a monument company since 1912. The two partners sold all the remaining lots except 16. Ten lots were divided among their children and a remaining six were divided between the partners after 1954 when they sold their monument business and dissolved their partnership. Alta Vista in Spanish means "high view."

**Sub I Rosedale Subdivision, 1931-1938** – The first six sections of the Rosedale Subdivision were platted and sold by the three daughters of F.T. and Anna Belle Sinclair Ramsey.



Jessie Flora Ramsey

Winnie Bell Ramsey

Ellen Euphie Ramsey



The daughters had inherited this land when their father died and the nursery operation was taken over by their brother, Murray Ramsey. In 1931, it was difficult to get loans, especially for women. But the women and their husbands filed their first plat in 1931 for Rosedale A which ran from 40<sup>th</sup> to 42<sup>nd</sup> Street, and from Burnet Road to the middle of the block between Rosedale Ramsey. This plat and the next five plats (Rosedale A through Rosedale F) were filed by Winnie Ramsey Nitschke and husband, Hilliare F. Nitschke, Euphie Ramsey Taylor and husband, Carl C. Taylor, and Jessie Ramsey Murray and husband, Robert V. Murray. Rosedale B was filed in 1932 and ran from 42<sup>nd</sup> To 45 Street, and from Burnet Road to the middle of the block between Rosedale and Ramsey. Not included was a 14-lot area along Burnet Road. In 1933, the six platted Rosedale C which ran from 42<sup>nd</sup> to 45<sup>th</sup> from the middle of the block between Rosedale and Ramsey to the middle of the block between Ramsey and Sinclair. In 1935, the six subdivided Rosedale D. This area ran from 42<sup>nd</sup> to 45<sup>th</sup> and from the middle of the block between Ramsey and Sinclair to the middle of the block between Sinclair and Shoalwood. In 1936, the six platted their last two subdivisions together, Rosedale E (which ran from 42<sup>nd</sup> to 45<sup>th</sup> and from the middle of the block between Sinclair and Shoalwood to the middle of the block between Shoalwood and Shoal Creek Boulevard), and Rosedale F (which ran from 45<sup>th</sup> Street north 200' and from Burnet Road to the middle of the block between Shoalwood and Shoal Creek Boulevard). At this point, the Ramsey daughters had subdivided all the land they had inherited in the Rosedale area. The streets in these six subdivisions, Rosedale A through F, were Ramsey (father's family name), Sinclair (mother's family name), Rosedale (for the arbor vitae cedar tree grown by the nursery), and Shoalwood (for the creek area).

In 1936, one daughter, Winnie, and her husband, Hilliare Nitschke, began purchasing land from J.P. and Hulda Wallis. They first purchased the south 25 acres and in 1937, they purchased another 30 acres from the Wallises. In 1936, Hilliare and Winnie Nitschke subdivided part of the land they had purchased from the Wallises into Rosedale G which ran from the north edge of Rosedale F (200' north of 45<sup>th</sup>) to 47<sup>th</sup> Street and from Burnet Road to the middle of the block between Shoalwood and Shoal Creek Boulevard, excepting 5 lots between Burnet Road and Ramsey. In 1938, they platted Rosedale H (from 47<sup>th</sup> to 49<sup>th</sup> and from the middle of the block between Shoal Creek Boulevard/Woodview and Shoalwood to Burnet Road, excepting 12 lots where the Wallises would continue to live until their deaths. These 12 lots were later added to the Rosedale H subdivision as Rosedale H Annex. These last two Rosedale subdivisions (Rosedale G and H) were the work of only Winnie and Hilliare Nitschke (not the three sisters) from land purchased from the Wallises (not land formerly part of the Ramsey Nursery). The only new street name was Woodview.

**Sub J Rosedown, 1935** – The Austin Realty and Investment Company, whose president was F.W. Sternenberg (owner of Sternenberg Lumber Company), filed the plat for this subdivision which ran from North Loop south to 49<sup>th</sup> Street, and from Burnet Road west to an irregular line which now is the back of the Creekside Apartment property (the old Americana Theater parking lot). The names of streets dedicated in this subdivision were Oran (49<sup>th</sup>), Baltimore Avenue (Hancock Drive), Lynnwood, and Tyler.

**Sub K Melrose Terrace, 1936** – This subdivision was platted by widow Cordelia A. Assmann on a 9 ½ acre tract purchased from J.P. Wallis in 1911. It is a small subdivision of 55 lots running 5 and 6 lots north and south of 46<sup>th</sup> Street from Burnet Road to halfway between Ramsey and Sinclair.

**Sub L Shoalmont Addition, 1938** – The plat for this subdivision was filed by Adolph Kohn. Only a small part (Section 2 and some of Section 3) of Shoalmont Addition falls within the

Rosedale neighborhood – Shoal Creek east to an irregular line now forming the back of the Creekside Apartments property (the old Americana Theater parking lot), Hancock Drive to 49<sup>th</sup>/Crestmont, including Shady Glade Court and Hillwin Circle. Kohn owned the area of the Shoalmont Addition which covered much of Allandale and areas west. The Kohns also owned and operated Bon Ton Bakery for many years.

**Sub M McGuire's Subdivision, 1939** – F.W. McGuire, owner of McGuire Dairy, retired and subdivided his dairy land into 75 lots. The subdivision ran from 40<sup>th</sup> Street to 42<sup>nd</sup> Street and from Shoal Creek Blvd. east to halfway between Ramsey and Rosedale.

**Sub N Rosedale Estates, 1940** – Winnie Ramsey and her husband Hilliare Nitschke divided this purchased tract of 14 ½ acres into 20 lots plus two undivided blocks on the west side of Shoal Creek Blvd. and Woodview. The subdivision ran from 49<sup>th</sup> Street south to just past 46<sup>th</sup> Street and from halfway between Shoalwood and Woodview/Shoal Creek Blvd. to Shoal Creek.

**Sub O Tonkawa Bluff, 1945** – Frederick Eby, Jr., a building contractor, platted and filed this subdivision on a 6 ½ acre tract running from one lot east of Bailey Lane to one lot west of Tonkawa Trail, and from 38<sup>th</sup> almost to 39<sup>th</sup> ½ Street. In this subdivision, Bailey Lane was called Pratt. The subdivision was named after a group of Central Texas Indians who were presumed to be the ones who had camped here leaving archeological remains later excavated from this area.

**Sub P Shoalcrest Oaks, 1946** – Gordon H. Lloyd purchased this area from the McGuire heirs and subdivided 11 acres between 39<sup>th</sup> ½ Street and 40th Street from just east of Bailey (Called Nixon) to just west of Shoal Creek Blvd. Lloyd worked for the State Highway Department in the accounting department at the time. He later designed and supervised the Texas State Employees Retirement System.

**Sub Q Great Oaks Subdivision, 1953** – There were two sections of Great Oaks Subdivision. Section one was platted by Tom W. Bradfield but it was only one large lot on the east side of Shoal Creek Boulevard north of 45<sup>th</sup>. The area occupied by section two was part of the C.H. Jung dairy from 1934 to 1944. It was purchased by Frederick Eby, Jr. and in 1952 was sold to Francis A. Conley. In March, 1953, Conley filed a plat for section two of the Great Oaks Subdivision which had a total of 29 lots. This subdivision ran from Shoal Creek Blvd. to Shoal Creek one lot deep on either side of Great Oaks Parkway. In April, all 29 lots were sold to P.J. and Alice Anthony, Eleanor Anthony and John Beall, Rebecca Anthony and James Wingo, and Mary Alice Anthony. They immediately sold to W. Landon Bradfield and G. Harris Brush who then sold 23 lots to Andrew Patton and the remaining six to various other people. The many magnificent oak trees inspired the subdivision name.

**Sub R Oak Haven, 1953-1962** – The four children and heirs of Jessie Ramsey and Robert V. Murray (Annabel Thomas, Margaret Bailey, R. Vincent Murray, and Frances Leggett) inherited a 16-acre tract which they subdivided by four sections, all called Oak Haven ( section 1 in 1953, section 2 in 1954, section 3 in 1960, and section 4 in 1962). The four sections of Oak Haven run from one lot east of Shoal Creek Blvd. to just west of Shoal Creek, and from one lot south of 45<sup>th</sup> halfway to Great Oaks Parkway. In includes Greenbriar Court, Edendale Court, and Erin Lane. Erin Lane was platted with the name Courtesy Lane but in 1956 residents led by Bernard Hillen successfully petitioned the city council to change the name to Erin Lane. Erin was the name of Hillen's daughter.

**Sub S Great Oaks Bluff, 1960** – This small 1 ½ -acre tract on the west side of Shoal Creek Blvd. between 41<sup>st</sup> and 42<sup>nd</sup> was subdivided into seven lots and the plat filed by Berkeley N. Holman, a building contractor. This tract included Block 8 of McGuire's Subdivision which was resubdivided as part of Great Oaks Bluff. Holman and his wife, Austin-born Frances Landrum, designed and built the duplexes on these lots.

**Sub T Shoal Creek Park II, 1982** – Earlier in 1982, William Clendinning filed a plat for Shoal Creek Park. This plat was vacated and a second plat for the same area was filed as Shoal Creek Park II. This 2.5-acre tract on the west side of Shoal Creek Boulevard included 2.2 acres and Block A of Shoalcrest Oaks Subdivision purchased from B.N. Holman in 1978 plus a vacated portion of 39<sup>th</sup> ½ Street. Clendinning divided this tract into 11 lots. The subdivision runs from about halfway between 39<sup>th</sup> ½ and 40<sup>th</sup> streets to about halfway between 40<sup>th</sup> and 41<sup>st</sup> streets. Clendinning sold all 11 lots to Shoal Cliff Joint Venture which built the Shoal Crest Apartments. Clendinning was an employee of Davis and Associates, a real estate and insurance company.

**Sub U – Anderson Subdivision, 1983** – Only 2 lots on Shoal Creek Boulevard (4110 and 4110 ½), this subdivision was filed by O. Wade and Nancy K. Anderson. Before the 1981 flood, this tract and the house on it were addressed on Jefferson Street. These two large lots have a tiny frontage on Shoal Creek Boulevard but expand westward across the creek and 4110 ½ extends all the way to Jefferson Street.

**Sub V Shoal Creek Village, 1994** – This 3.62-acre site on the east side of Shoal Creek Boulevard between 42<sup>nd</sup> and 45<sup>th</sup> streets was purchased from the State of Texas and subdivided into 21 lots by Austin native, Tom Cummins, third generation builder/developer (grandfather Landon Bradfield and father Dom Cummins developed Pemberton Heights and other areas of Austin and were involved in the Great Oaks Subdivision in Rosedale). Alan Muskin, a homebuilder, is constructing these one- and two-story Craftsman Style homes designed by Austin architect Sephen Gele.

There have been numerous resubdivisions of portions of many of these original subdivisions, i.e. Glenview, Shoal Courts, Lynnwood, Medical Park, Seton Medical Center Addition, Dugger Addition, and Knight Estates, to name a few. At least two resubdivisions have incorporated small areas not previously in one of the original subdivisions, i.e. Dunn Addition and Jackson Heights.

**1. 1006 W. 38<sup>TH</sup> STREET – PAYNE'S GROCERY STORE** (now gone) – As related by descendants Essie Ashley Payne and Marie Payne Moreland – In November, 1886, Sam Payne (originally from Kentucky) and his wife, Mary O'Malley, purchased this lot from Edward Seiders for \$100. Sam had worked at the Austin State Hospital as a carpenter for a few years and then as an independent carpenter. He himself built a store building, a service station, and a separate house for his family which eventually included six children: Edgar, Hettie, Myrtle, Grace, Sam Jr., and Ralph. Sam Sr. was very outgoing and people liked to shop with him. Matt Steussy ran the service station but the whole family helped run the store. They also tended a large garden, chickens, and a cow. After nearly 40 years in business here, Sam Sr. began closing out his grocery store in the 1920s and in 1932 his wife, Mary, died. He rented the store building first to the Rhodes who had a grocery here until Mr. Rhodes died suddenly. In 1940, the Maytons (Harvey and Annie Mayton) rented the store and operated here with nephew Monroe and his wife Ambra until 1951 when they built their new Mayton's Grocery store at 38<sup>th</sup> and Lamar Blvd. In August, 1954, Sam Payne Sr. died at the age of 95 and the old family home, the grocery store building, and the service station were sold to the Maytons who constructed a small



**Payne's Grocery Store, 1920s**

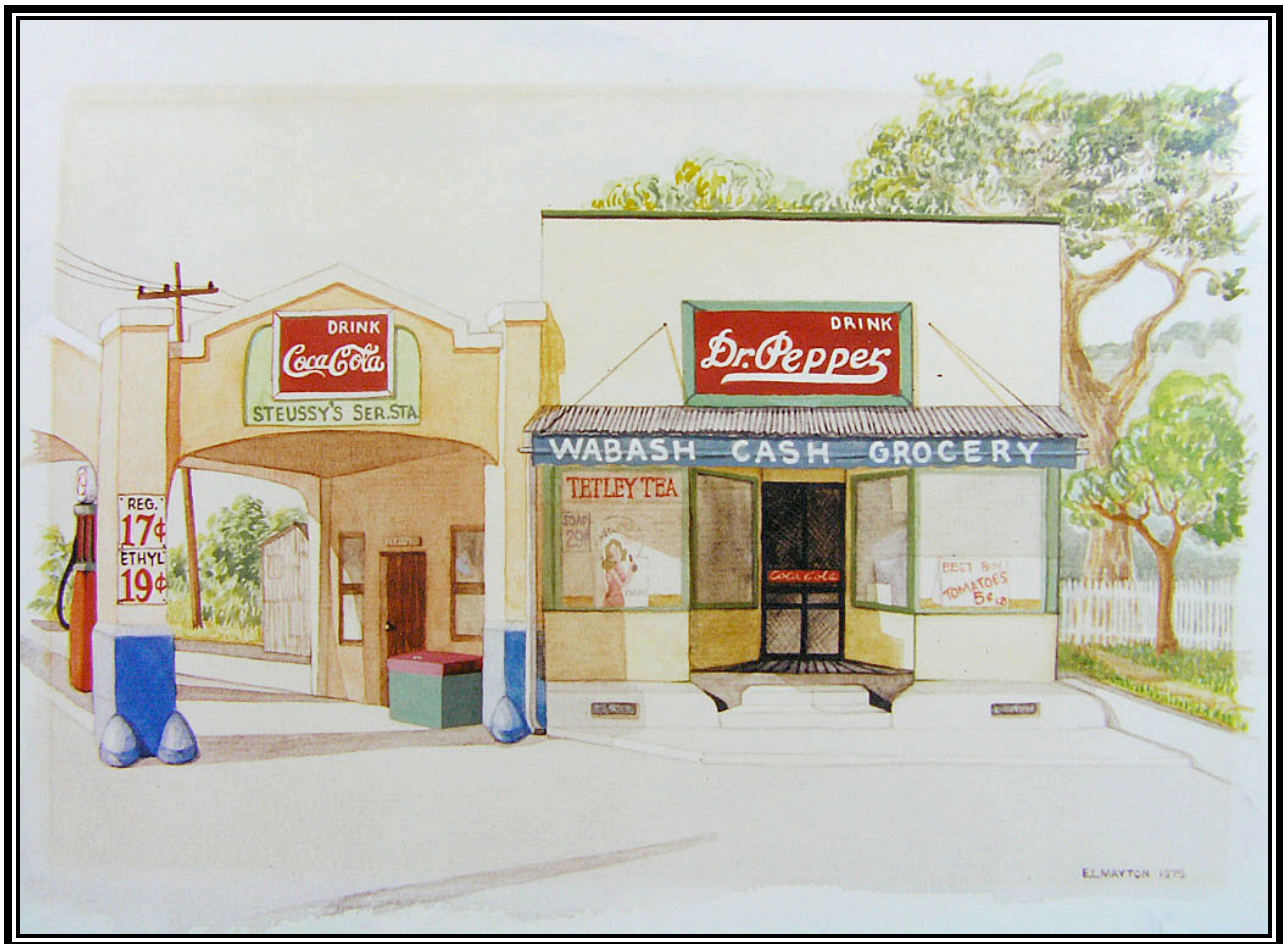
shopping center here. Son Sam Jr. was born in the family home on 38<sup>th</sup> Street in 1898 and he died in 1979 right across the street in Seton Hospital.



**Sam Payne, Mary O'Malley Payne, Edgar, Hettie, Myrtle**



**2. 3800 N. LAMAR BOULEVARD – MAYTON GROCERY STORE** – As related by descendants Ambra Mayton Reedy and George Mayton – In 1940, Harvey and Annie Mayton from Luling rented the old grocery store building from Sam Payne at 3812 Wabash (the building actually faced 38th Street at the intersection with Wabash). With no previous experience and practically no money, the Maytons opened a grocery. The Maytons had no children but Harvey Mayton's brother had married Annie's sister so they had double nephews, Monroe and George. Monroe married Ambra Hester from Seguin just before World War II and they decided to go into partnership with Harvey and Annie. After serving in World War II, Monroe came to Austin and he and Ambra bought into the Mayton grocery becoming partners. Monroe was the butcher (though he knew nothing about cutting meat at first) and Ambra cleaned the toilet, stocked the shelves, operated the cash register, and worked the books. Annie (who was only 4'10" tall) operated the manual cash register and worked the books while Harvey did everything including delivering groceries in their 1945 Chevy pickup. Harvey was very likable and people often patronized the store to visit with him.



**Watercolor by Emma Lea King Mayton (1975) of the old Payne store as operated by the Maytons**

The four Maytons bought the property at 38<sup>th</sup> and Lamar and in 1951 built a new grocery store building facing Lamar (the building now housing Relax the Back and Korman's Jewelry). In 1952, nephew George and his wife, Una, came from Alabama and bought into the business also becoming partners. For the next 20 years, the six Maytons operated the grocery store. In June, 1971, Monroe died and in December, the remaining Maytons sold the grocery to Foodland. During the twenty years in the new building, the Mayton Grocery Store was burglarized once and robbed at gun point twice. During the burglary, a hole was cut in the ceiling over the meat

market and the safe was cut with a torch. The empty money bags were found near Jarrell. Later on one Saturday morning, two men with pistols held Harvey, employee Mrs. Vera Wood, and customers at gun point while they sacked \$6,000. The police caught them in less than an hour and recovered the money. Another time, one man held George at gun point and took all the money. Again police caught the thief and recovered the money.

The Maytons bought lots in the 3800 block bounded by Lamar on the east and Medical Parkway on the west eventually owning all but one. They built the Lamar Village Shopping Center in three phases. In 1956-57, they built the strip facing Lamar (it had two big tenants, London Fabric and Bo-Peep); in 1962, the strip facing 38<sup>th</sup> Street; and in 1967, the strip facing Medical Parkway. In 1978, the Maytons sold Lamar Village Shopping Center to a group of investors. Harvey died in a car accident in 1981 and Annie died six years later. Ambra (remarried to G.V. Reedy in 1972), George, and Una are retired and living in Austin.

**3. 1406 W. 39<sup>TH</sup> ½ STREET** – Built in 1946-47 probably by W.T. Walker and son, W.R. Walker, for developer Gordon H. Lloyd and sold for \$8,000 to the L.C. Sonntag family who owned it only two years. The house passed through numerous owners until by 1986, it stood vacant. Two years later, Chris and Gina Allen purchased the property and remodeled the house. The original attic was demolished to make way for a steeper-pitched roof which holds a second-story suite of master bedroom, sitting area, and bath (almost 700 square feet). The original lines of the house from the front changed very little (the roof angle is steeper) and the addition is hidden within and behind the original attic so that the house is still in scale and character with the neighborhood. The Allens' remodeling on a shoestring (with the help of a Federal Housing Administration loan) produced a home that has been the subject of several magazine and newspaper articles (Remodeling Ideas, Spring, 1992; Practical Homeowner, November, 1991, Austin American-Statesman, September, 1991). The house also features a home-made Jacuzzi made from a steel cattle trough which has been featured in Do It Yourself, Spring, 1993.



**Before renovation, 1988**

As related by Marion Lloyd – Developer Gordon H. Lloyd, born in Austin and a graduate of the University of Texas, worked for the Texas Highway Department in the accounting office. But he was always drawing house plans. In 1930, he and his wife, Marion, ventured to contract a house to be built, move into it and fix it up, and then sell it. This proved profitable and over the years, they repeated this several times. During World War II, Gordon operated a small business called Southwestern Materials which provided materials for air strips but he continued to work full time for the Texas Highway Department. In 1946, Gordon had the chance to buy 12 acres from the heirs of Frank McGuire, the dairyman on 40<sup>th</sup> Street. He borrowed \$10,000 from a bank and had 60 days to make good. He sold vacant lots in his subdivision which he called Shoalcrest Oaks, and he also had some houses built and sold lot and house. There was a gentlemen's agreement between Lloyd and W.T. Walker and Son to build several homes in Shoalcrest Oaks (no mechanic's liens were filed and therefore no record exists). Gordon's last venture in house building was in 1950, a duplex on Hartford Road. In 1947, when he was head of accounting for the highway department, the Texas Legislature authorized an employees retirement system and asked Lloyd to organize it. In one small room behind the capitol with the help of one stenographer, Lloyd planned the Texas State Employees Retirement System. He later helped design their new building at 1801 Brazos. Lloyd was instrumental in raising the mandatory retirement age from 65 to 70. Lloyd retired in 1970 and died in 1974 at the age of 72.

**4. 4010 ROSEDALE** – This bungalow with paired windows and exposed rafter tails was built in August and September, 1936, by Rawls Lumber Company for Mrs. Elizabeth Fitzhugh, a widow. For \$2,642, Rawls representative, Fred Denson, agreed to build a “one-story 5-room frame residence, a box garage 10' X 20', a brooder house 10' X 12', and a chicken house 8' X 12'.” Mrs. Fitzhugh also owned the lot at 4008. The front porch at 4010 was added in 1986.

A golden raintree is located near the house at the edge of the driveway. This tree is not a native (it came originally from China) but has been a favorite import from the Victorian era to the present. In the fall, it has puffy hollow seeds which resemble Japanese lanterns. A neighbor said that the tree was planted about 20 years ago.

**5. 4208 SINCLAIR** – As related by descendants Margie Wagner Clarkson and Robert Clarkson – This modest home was built in 1939 by William A. “Bill” Wagner (1894-1974). Wagner was a carpenter originally from Taylor who borrowed \$2,500 to build this family home. He recruited several carpenter friends to help including Glen and Roy Potts, Rudolph Preece, and Walter Carrington. The shutters are original though they used to be painted rust. The three large elm trees came from Ramsey Nursery and were planted in 1940. Wagner, at age 14, apprenticed as a carpenter, building houses and wooden ice boxes, to support his mother and sisters. He served in the navy during World War I as a carpenter, and built airplanes for the army air corps. He was a member of the Union for nearly 50 years and always worked for contractors who hired Union. He retired about 1960. Bill and his wife, Bessie Lee Speegle, lived out their lives in this home, enjoying the company of their daughter and her family off and on 1944 – 1953 and later grandson, Robert Clarkson, who lived with them for several years. At their deaths, Robert bought the house from his mother and lived here with his family until 1992. The house remains in the family.

**6. 4300 MEDICAL PARKWAY** – As related by daughter Teresa Derr – In January, 1926, Marion H. Derr purchased this ½ acre in the Lewis Hancock Subdivision and in May and June, a frame Bungalow style house was built on this lot by N.S. Wheelless for Marion and her husband, James W. Derr. The contract called for “a one-story house, one garage, and fence” for \$2,497.50. The frame house later was moved next door (4302) in order to clear this lot for their



new home (the soil was deeper here and Nancy Smith, their neighbor to the south, was pleasant to live beside). In the summer of 1933, Calcasieu Lumber Company and contractor J.L. Brown built this brick house for \$3,000 according to a plan drawn up by Marion Derr. The walls are double “keen” cement and then plastered inside. The plaster in each room has a different design created by two German brothers using sponge and brush. The roof has the original slate tiles. The original hardwood floors, doors and trim, light fixtures, and even wall paint remain. In the front yard are rose bushes brought from Pennsylvania and New Jersey in 1926. In the backyard are 50 to 70 years old Texas persimmon, black walnuts, honey fig, and elderberry. Marion Hetzler Deer’s recipe for Elderberry Wine: one quart elderberry blossoms picked from the tree and firmly packed, three gallons of water in which nine pounds of sugar is dissolved. Boil water and sugar for five minutes. Add blossoms and mix well. Cool to lukewarm and add one-half cup lemon juice and one cake of compressed yeast. Let stand in large crock for six days, stirring three times daily. Strain. Let stand for several months. Bottle or put in fruit jars. Keeps well for several years.

James Walter Derr, born in 1886 in Pennsylvania, was blinded by an explosion of sulfur when he was a child. He had only shadow vision the rest of his life. He graduated from the Blind School in Belfont, Pennsylvania, and got a teaching certificate. He was attending a convention in Kansas City when he met Marion Hetzler from New Jersey. She was at the convention as a companion to a blind girl. They married in 1925 and came to Austin where James had been teaching at the Blind School here for nearly fifteen years. After the death of an infant son, the Derrs adopted Teresa when she was five years old. Marion taught at Allen Junior High for several years and then got an appointment at the Blind School in home economics. She taught cooking and weaving and later evaluated incoming students, retiring in the 1970s. James was athletic director of the Blind School directing track and field (his students won many medals). James died in 1958. Daughter Teresa was introduced to pharmacy work in a summer job at Seton Hospital. She became a pharmacy technician and worked for Ace Drug Mart for 13 years and for another pharmaceutical supply company for 8 years. Teresa lived at 4300 Medical Parkway for 58 years before selling and moving to Dripping Springs in 1996. The frame house moved to 4302 in 1933 was a rent house for the Derrs until 1996 when it was moved again to Leander. The brick home at 4300 is now the dentist office for Dr. Cleve Early. He renovated the house and tried to maintain as much of the original materials as possible. Anyone is welcome for a tour upon request.

**7. 4309 MAYBELLE** – As related by son Gaylord Magnuson – Built in 1951 by George Magnuson and his friend, J.V. Walden, who was a building contractor. George was born in Smolen, Sweden, in 1902, and emigrated to America when he was seven years old. His family settled in the farming community of New Sweden in eastern Travis County. George, one of nine brothers, moved to Austin in 1950 and went to work for the State Board of Control which maintained all state buildings in Austin. One of George’s jobs in the 1960s was to paint the inside of the Capitol dome. Early in the 1960s, George added a guest bedroom and bath to the garage behind the house. In 1992, son Gaylord and his wife Judy moved back into the family home. In 1996, they added a breakfast and family room to the back of the house.

**8. 4400 MEDICAL PARKWAY** – As related by daughters Drew Maguire Griffen and Sheila Jack Maguire Crabill – Built in 1933 by Forrest, J.S., and Calvin Preece (brickwork by John T. Clark) and purchased by John Charles “Jack” and Henrietta Maytum Maguire. Jack, born and raised in New York, worked for Western Electric from 1925 to ca. 1930 when he got laid off. He and Henrietta moved in with her aunt here in Austin and Jack went to work for the University of Texas. In 1932, he enrolled as a student and graduated in 1938 with a degree in physics.

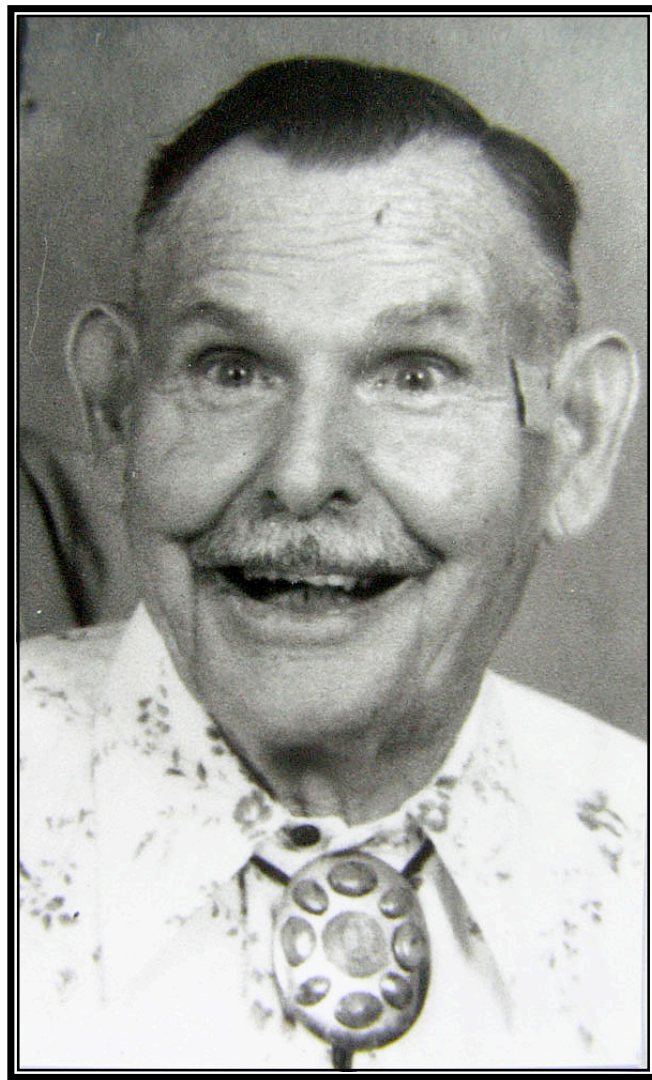
They used Jack's stock in Western Electric for a down payment on this house in 1933. In 1948 or 1949, they added a back bedroom, bath, and utility area to the house. Jack was a ham radio operator. He installed a telephone pole in the backyard and used to climb the pole and talk to people all over the world. While Jack was working at the University of Texas, he came up with an idea for sharing the pride when U.T. won a ballgame – the tower was equipped with orange light in 1937. He was chief technician of communication from 1938 to 1948. During World War II, Jack served as a consultant for the War Research Laboratories (Balcones Research Center) in addition to his communications position with U.T. One time about 1950, Jack brought home a television for the weekend from the University. People from all over the neighborhood came to look at it. The screen was about 4" square in a chassis that was about 4 feet square and the only thing on the screen was a test pattern. Several months later he brought it home again for a few days and this time a cartoon played – no sound, just video. Jack was an inventor – he invented an electric garage door opener for his garage. In the early 1950s, he predicted that microwave would be the method of cooking in the future. Microwaves were experimental then. Just before his death, Jack was seeking a patent for Instant Replay on television but died in 1955 before receiving a patent. Jack was only 50 years old when he died. Henrietta went to work for the Department of Public Safety where she retired as a Communications Supervisor in 1970. During hurricane Carla, she worked directly with Governor John B. Connally aiding him in keeping communications open with vital locations on the storm battered coast. She was presented with a citation from the Governor of Texas in appreciation for her efforts above and beyond the call of duty in this national disaster. Henrietta kept and maintained the home at 4400 Medical Parkway. Very often she could be seen mowing the lawn or on a ladder touching up the outside trimwork. She passed away in 1978 and at that time, the house sold out of the family. The Maguires had three daughters – Gail, Drew, and Sheila. The house has always been zoned commercial (office) and has housed businesses since the Maguires sold it in 1979.

**9. 4412 BURNET ROAD** – This beautiful spreading oak tree has a plaque at its base which reads "Tree planted in 1927 by Joe Swan Lusby." But deed records indicate that Joe and Abbie Lusby bought the lot in 1937 and contracted with Albert L. Tyler to build a house for them (\$2,548). Neighbors say the tree was 15'-18' tall with a large root ball when it was planted. Perhaps the date 1927 refers to the actual age of the tree. Joe Lusby worked at the Blind School in the 1930s in yard maintenance. He later worked for the University of Texas and for the State of Texas at the Capitol greenhouse and as a groundskeeper. His wife, Abbie, gave piano lessons for 25 cents per lesson when she started teaching. At some time a room was added on the back of the house. The house sold out of the Lusby family in 1995 and was remodeled by the current owners for an office.

**10. 4412 ROSEDALE** – Built and bricked in June and July, 1935, by German brothers Herman, Bill, and Erwin Ladewig and their Swedish brother-in-law, August Ohlson, from Taylor for \$3,150. The contract called for a "5 room brick veneer and box garage." The owners of the lot, Howard and Cordie Gilbert, provided the plans. Howard worked for Kohn's Bon Ton Bakery and when they got ready to build this home, Cordie drew the plans on white bakery paper. On the top concrete step in front of the house and on a large rock in the backyard were incised the numbers 1-4-3-10. This was a code between Howard and Cordie; it meant "I love you, Sweetheart," the numbers denoting how many letters were in each word. In 1985, the house was enlarged. It now has seven gables. This Tudor Revival home with typical profile sweeping almost to the ground has very nice brickwork. Notice the line of vertical brick marching all the way across the house. The massive chimney and gables are also typical of Tudor Revival. (See 1996 Rosedale Ramble, for biography of Ladewig.)

**11. 4415 SINCLAIR** – A one-of-a-kind in Rosedale and a rarity anywhere in the country, this 1935 home combines features of several architectural styles and has a southwestern flavor. It was built by Lester “Speedy” Conlisk with help from his father, Arlie Burt Conlisk. Lester, as a child, lived for a while in New Mexico with him homesteading Conlisk grandparents. His father, A.B. Conlisk, worked as a builder in California. Both were influenced by southwestern architecture. The walls of this house are brick with stucco outside and plaster inside. It has three levels of flat-roofed cubes. The intermediate roof allows for a high coved ceiling over the living room. The flat roof is 2 feet above the ceilings allowing for a crawl space which is vented by exterior metal vents. The main roof is parapeted and the front facade of the house is asymmetrical. There are no rounded corners and only one arch (the fireplace) in the house – even the garden gate buttress is squared off. The two-car flat-roofed garage has a western folk-style parapet. Massive crown molding in the living room, window frames, and other interior details are all plaster. The fireplace is a wonderful mixture of plaster and rock with an arched opening. The bath has black and white basket-weave floor tiles and pink wall tiles. Originally the house had a second-story bedroom reached by a stairway to an open roof deck. In the 1950s, the deck was enclosed to make a second upper-story room and an addition was built on the back of the first story. This house, built for Lester’s homeplace, was sold in 1939.

**12. 4502 SINCLAIR** – This nice Tudor Revival with steep gables, a buttress and garden gate on one side, and arched entry was begun in January, 1938, by Lester A. “Speedy” Conlisk with help from his brother-in-law, Robert Pickle, for Conlisk’s own home. The walls are made of tile brick (Robert Pickle’s style) but the exterior is veneered with rock (Speedy’s specialty). The living and dining rooms have coved ceilings and there is a large keyhole doorway between the two rooms. All the windows are casement. There is also a small brick-lined basement. Conlisk and Pickle built a garage behind the house at the same time which, in 1940, they enlarged and made into a roomy apartment. In 1946, he sold this home. Current neighbors of 4502 enjoy the aroma of freshly-baking Danish rye bread made by present owner retired Marine Corps colonel, Poul Pedersen, who grew up in Austin.



As related by niece Verna Pickle Warwick – Lester Conlisk was born in 1911 in Pawhuska, Oklahoma, to builder Arlie Arthur and his wife, Blanche Corbin Conlisk. Lester learned building

**A. “Speedy” Conlisk**

**Lester**

skills from his father. Needing work, in 1934 Lester came to Austin with his brother-in-law, Robert Pickle, leaving families in Oklahoma until they found lodging and jobs. The two men washed dishes in restaurants for food on the trip to Austin. Soon his father, Arlie, joined them and the three began building houses, each contributing his own special touches. Lester's specialty was brick and rock work, outside as well as inside on fireplaces. In late 1935, Lester, with the help of his father, built 4415 Sinclair and lived in it for several years. In 1938, he purchased the lot at 4502 Sinclair and with the help of brother-in-law, Robert Pickle, built another family home. Lester also worked in the Smith Addition and Highland Subdivision. Lester suffered from asthma and finally in 1946, he told his wife he was going to drive west until he could breathe. He stopped in Tucson, Arizona, where he and wife, Verna Buskel, lived the rest of their lives. He organized Lester Construction Company and built many little box houses to fill the need for housing for returning veterans. Lester was flamboyant and sociable and enjoyed the attention of owning a pet bobcat, Sylvester. Lester died in Tucson in 1986. Houses in Rosedale believed to have been built or worked on by Lester Conlisk are 4401 (with the Preeces), 4415, and 4502 Sinclair, and 4314 Bellvue (rock work only). Lester's two family homes in Rosedale echo features of his own childhood home built by his father. The house at 4415 Sinclair has the flat roof with parapet similar to the family home on Reservoir Hill in Tulsa, and the house at 4502 has a garden gate buttress, arches, and other features of that Tulsa home.

**13. 4504 GREENBRIAR** – As related by R. Vincent and Claire Scott Murray – In 1938, Dr. Robert V. and Mrs. Jessie Ramsey Murray purchased 16 acres for \$6,000 in the country for a retreat. They designed and built a 6' high concrete grill with oven above for cookouts and concrete legs for a picnic table which had cut slabs of limestone for a top and benches. These were built along Shoal Creek where the children played and target shot. Later, the children inherited the retreat acreage and eventually developed it. In 1955, son Dr. R. Vincent Murray (a local internist) and his wife, Claire Scott, contracted with Ed Bustin to build their family home in what was once the Murray family retreat acreage. Dr. Murray drew the plans for this Ranch style home placing it among five large old live oak trees. The home has working shutters with hardware made by a local iron works and a fireplace with marble hearth. The house was veneered with pink Mexican brick. The Murrays asked cousin, Murray Ramsey of Ramsey's Austin Nursery, to landscape the yard according to plans drawn by Dr. Harry G. Newton. In 1956, the following trees were planted and still exist: a magnolia, two Spanish oaks, and two sycamores. The back yard also has a native wing bark elm, two very large American Beauty Berry, and some redbuds. In 1962 and 1963, with the cold war at its peak, the Murrays had a bomb shelter built in the yard according to plans in a Civil Defense booklet. An 8' diameter hole was excavated in bedrock and a 6' diameter concrete pipe was set. An 18" thick concrete roof was placed over it with a heavy metal entrance cap. Claire and Vincent Murray are both children of doctors and have a son, a nephew, and two brothers-in-law who are doctors. The Murrays still occupy this home. The remains of the picnic table and grill are behind the homes on the west side of Erin Lane near the creek.

**14. 4512 RAMSEY** – As related by Raye Dotson Anderson – Built by T.B. Bryan in 1938 under contractor A.R. Puckett for Raye and Paul Anderson for \$2,900. The house was built with an extra large front room with a separate entrance for Raye's Beauty Shop. Raye had learned hair dressing at the Majestic Beauty Shop on 7<sup>th</sup> Street. Then after working for Cossette Beauty Shop on Guadalupe, she opened her own shop – Campus Beauty Shop at 2505 Guadalupe. This was during the Depression and with a total capital of \$300, she purchased a used shampoo bowl and electric permanent wave machine and opened up. In 1938, after 10 years in the business, Raye opened her home shop in the new Rosedale neighborhood. Her closest competitor was near the University. The beauty shop was the large front room which held a shampoo bowl, two

dryers, an electric permanent wave machine, a couple of chairs, and a commode. Raye and her twin sister, Faye Dotson Williams (who lived next door at 4514 Ramsey) worked together. They charged 50 cents for a shampoo and set, 50 cents for a haircut, and 50 cents for a manicure. They bought supplies from Parker Beauty Supply on Speedway. The state had a network of inspectors who checked each beauty shop for cleanliness and to see that combs, scissors, and manicure tools were properly sterilized. The method for sterilizing was to soak them in foul-smelling formaldehyde. The inspector here in Austin at that time was Winnifred Sturlock.

At 1402 W. 47<sup>th</sup>, a German girl from Fredericksburg opened the Rosedale Beauty Shop but after a few years, she joined the WACS and sold the shop to Raye. So in 1945, Ray and Faye moved their hair dressing business to 1402 W. 47<sup>th</sup> and worked under the name Rosedale Beauty Shop. In 1950, Raye and husband Paul moved to Alice, Texas, and sold the shop to Faye. But Faye developed cancer. At her twin's death in 1955, Raye returned to her home on Ramsey and bought the shop back. This time she had competition from a shop on Burnet Road, one in the North Loop shopping center, and a home shop on 40<sup>th</sup> Street. Raye operated the shop until 1969 when sensitivity to chemicals caused her to give up hair dressing. The Andersons still occupy this home on Ramsey and 1402 is still a beauty shop.

**15. 4604 SHOALWOOD** – This house was built in 1985 by Chuck and Virginia Fleming, custom builders. Chuck and Virginia, both originally from Austin, designed as well as built the house. They also built 4602 Shoalwood, 4310 Sinclair, and 2109 W. 48<sup>th</sup> Street, all since 1985. None of these lots had ever had a house on them. This home has features reminiscent of New Orleans Creole cottages, i.e. tall French windows, arches, and columns.

**16. BURNET ROAD, EAST SIDE BETWEEN 47<sup>TH</sup> AND 49 STREETS – NEGRO VILLAGE** – According to one early Rosedale resident, this area was called Negro Village. Numerous early residents remember five or six small unpainted houses in that area. One remembers a blacksmith, a school, and maybe a church. Some or all of these families were descended from John Hancock's slaves. One descendant of Orange Hancock said that John Hancock had helped his former slaves get land and homes for their families. Frank Wicks said his grandmother, Emma Hancock Wicks, and his father, Frank Sr., lived here sometime between 1900 and 1930. Emma's father was Orange Hancock, a slave belonging to John Hancock until the Civil War. Deed records show that Scott Hansborough and later John Hansborough, a black man, owned at least 9 acres here which John later sold to A.B. Hubbard. Nathan Hansborough and his wife, Josephine, lived at 4314 Medical Parkway beside the Preece home and it was believed that she was the grandmother of some of those in Negro Village. According to the city directory, the Jones family lived at 4615 Burnet Road all during the 1930s. Levi worked variously as a yardman, a driver, a laborer, a helper at a garage, and a mechanic. His wife, Alma, worked as a laundress, cook, and maid. Son George was a porter for P.K. Williams Nash. They also had a daughter, Ruby. The Jones family is the only family that early residents remember by name as having lived in Negro Village. As a young boy, one resident remembered an elderly black family still living here in 1947 – he watched them make lye soap in a kettle at that time. The Jones family had moved by this time. Does anyone recall the names of other families here?

At one time, Rosedale was predominantly black. In the early 1860s, there were 32 blacks living here and only 12 to 15 whites. All the blacks (with one possible exception) were slaves of the white residents. The names of only a few have survived. In the tax and census records, slaves were listed by sex, age, and value, not by name. Even in records where slaves were named, it was by first name only since they usually took the last name of their owner. Among the 32 blacks who lived in Rosedale in the early 1860s were Orange Hancock, Sterling White, Harriet



Moore, Renty Moore, and very likely Salem, Peyton, Reuben, and John Hancock. The Seiders had two slaves, the Moores had two, the George Hancocks had six, and the John Hancocks had twenty-one. Following the Civil War, many former slaves remained in Rosedale until they could earn enough money to buy land or move elsewhere.

**17. 4703 SINCLAIR** – This neat cottage of Colonial Revival influence was built in 1939-1940 by Forrest Preece and his brothers, Rudolph and Calvin, and his father, Jim. Forrest and his wife Florence Swearingen, had met in Lockhart when they and their dates had double dated. At that time, Forrest worked for Walter Hunter, a small independent builder. They married in 1938 at which time Florence had to drop out of nursing school because married girls were not allowed. During the Depression, Forrest had worked for Hilliare Nitschke, developer of Rosedale Subdivisions, building homes in Rosedale. He had taken lots in exchange for labor and in 1939, he and Florence decided to build on one of these lots. Forrest drew the plans and with a loan from Brown Brothers Loan Company and payments of \$16 a month, they built this house. It took only three weeks to build but since that time they have added an extra bedroom (1946) and a television room (1953). Forrest and Florence had one son, Forrest Jr. The Preeces still occupy this home.

As related by Forrest “Toddy” Preece – James Shannon “Jim” and Para Lee Venable Preece and their descendants have lived in Rosedale for over 90 years but before that, the family first came to Texas before the Republic period. Jim was the son of Indian scout and Texas Ranger, Dick Preece. The Preece family, originally from Kentucky, had located on a stream twelve miles from Austin which received its name – Bull Creek – when Dick shot a male buffalo drinking from its waters. Their home was near the Comanche Trail which was still actively used by raiding Comanches. In 1907, Jim and Para Lee Preece purchased some land for \$150 and built a house at 4212 Medical Parkway (now gone). The Preeces had eight children: Jessie, Rudolph, Wade, Forrest, Winnie, Calvin, Hazel, and Dickie. Jim was a carpenter and taught the skills to sons Rudolph, Forrest, and Calvin. Forrest also took three years of architectural drawing in Austin High School in the 1920s. In 1931, when the Ramsey sisters first platted Rosedale, they had sold and recorded deeds to 13 lots by the end of the year. But not a single house had been built. Hilliare and Winnie Ramsey Nitschke hired the Preece family to build a house at 4115 Rosedale and this became the first house in the new Rosedale Subdivision.



**Jim Preece with sons – Rudolph Preece, Forrest Preece, and Calvin Preece**

Rudolph and Forrest both worked for other builders as well as with their family in the 1920s and 1930s. Forrest became a contractor and often headed a crew which consisted of his brothers and father. The Preece family frequently drew their own plans and could build a house from a photo.

During World War II, Calvin left for a military career and Rudolph went to work for builder A.C. "Cotton" Bryant in 1950 building houses in Bryker Woods and 7-11 stores around town. In 1953, Bryant got the contract to build the Hyde Park Church of Christ and needed another carpenter; that's when Forrest also began working for Bryant. Through the years, Bryant with the Preece carpenters built schools in San Marcos, Gonzales, Sequin, and Austin and also a number of telephone exchange buildings as well as homes. Rudolph retired in 1971 and Forrest in 1975. Homes in Rosedale still standing built by the Preece family include 4514, 4507, 4401, 4312, and 4703 Sinclair, 4400 Medical Parkway, 4516 Shoalwood, 4400 and 4114 Burnet Road, 4205 and 4701 Ramsey, 4115 Rosedale, 4103 and 4415 Marathon, 4008 Lamar Blvd., 4415 and 4300 or 4302 Bellvue. They also built 4704 Burnet Road and 1402 W. 47<sup>th</sup> Street. They helped build the original 2-Js Hamburgers building (now greatly enlarged at 3918 N. Lamar Blvd. and known as E-Zs).

**18. 4707 WOODVIEW** – Built in 1946 by A. Roy Thomas for \$6,200 for Hubert Feuerbacher who sold it immediately to Patrick and Daisy Dougherty for \$12,000. Lawyer Patrick Dougherty was born in Burnet and got a law degree from the University of Texas. He was with the Land Division of the U.S. Department of Justice in Washington, D.C. from 1942 to 1952. He served as assistant city attorney of Austin 1953-1955 and then was a corporation court judge from 1955 to 1962. He died in 1968 at the age of 78. After her husband's death, Daisy sold the house to Sam Harris. The house was rented for several years but it was during this time that the shingles were installed over the original siding. In 1977, Jim and Anna Catherine Fowler bought the house and later added a bedroom and bath to the back designed by Bell, Klein, and Hoffman. They also put in a patio of Austin common brick with limestone rock walls. The yard reflects Jim's special interest in plants. While living there, the Fowlers put Spanish oak, crepe myrtle, agarito, and coral yucca in the front yard, red buds, box elder, and a rusty blackhaw along the drive, and Mexican buckeye, Indian Blood peach, Texas pistachio, and several shrubs in the back yard. The present owners have continued that interest and have added a number of native Texas Plants including salvia, lantana, and a desert willow.

As related by Mrs. Annabel Murray Thomas with additional information from Central Texas Business and Professional Directory, ca. 1952 – A. Roy Thomas (born in Thorndale in 1907) and his brother, C.E. "Tommy" Thomas (born in San Saba in 1911), grew up in Granger where their parents farmed and both worked for lumberyards as young men planning for the time they could have their own. Roy was employed by the J.S. Fox Lumber Company of Granger for 7 years, another 3 years in a yard at Elgin, and 4 years with Rawls Lumber in Austin. Tommy worked for W.M. Cameron Lumber Company in Seagraves until World War II. During the war, Roy got a government contract to build ammunition boxes while Tommy served as a glider pilot and instructor. Roy and Tommy ran the Longhorn Lumber Company at 3400 E. 1<sup>st</sup> Street and later Thomas Brothers Lumber Company. Tommy ran the office and yard while Roy and his crews built homes. They were also involved in making school furniture and built a mill for constructing caskets. About 1960, the two brothers established the Thomas Realty Company which Tommy managed. In the early 1970s, they closed the lumber yard and in 1974, they sold the construction company to three building contractors: Royce Tschatschula, J.T. "Bud" Waggoner, and Sherman Eckols. Among the buildings constructed by the Thomas Brothers were the Church of Christ at 19<sup>th</sup> and University and the Gamma Phi Beta sorority house. Roy and his wife, Ira Mae, enjoyed designing homes which he later would build. Tommy's wife, Annabel Murray, was the granddaughter of F.T. and Anna Belle Ramsey who owned the Ramsey's Nursery. Houses in Rosedale believed to have been built by the Thomas Brothers are the garage apartment at 4000 Burnet Road, 4501, 4507, and 4602 and 4604 Shoal Creek Blvd.,



2505 W. 45<sup>th</sup> Street, 4707 Woodview, 4501 Edendale Court, 4503 Erin Lane, and probably 4503 Greenbriar Court.

**19. 4811 SINCLAIR – MOORE-HANCOCK FARMSTEAD** – Orange Hancock and his family lived here briefly (1866-1870) following the Civil War. Orange had been a slave owned by John Hancock. He was probably born on John's parents' farm in Jackson County, Alabama. Orange had at least one brother, Salem, and maybe several more (Reuben, Peyton, and John). Before 1865, Orange had lived and worked on John Hancock's farm which began at 49<sup>th</sup> Street and ran north. The main house, which was called "The Oaks," stood about where El Presidente Apartments are now on North Loop. Orange married Rhody Holman, a slave cook on the Holman plantation nearby. Orange walked to the Holman place every Wednesday and Saturday night to see his family. Their first child, Emma, was born in 1858. By 1865, when the Civil War ended and all slaves were declared free, Orange and Rhody had two children. But Orange owned no home. As happened with many former slaves, he stayed on the land of his former owner as a tenant farmer until he could make enough money to go where he wanted. So Hancock made available to them the old log house he had just acquired from the Moores (4811 Sinclair). Orange and Rhody left Hancock's farm about 1870 and moved out to the Davis farm (where Northwest Park and Pool are now located). After a number of years, Emma recalled "Pappy bought some ungrubbed and unfenced land. And, with the help of the boys, he built a two-room log house. I sure had to work hard at this time." Orange and Rhody had a total of 17 children, 13 of whom lived to adulthood. While this family lived at 4811 Sinclair, Emma attended school for a year and learned to write. She practiced writing her name on the walls of the house. Her name is still there carefully protected by the present owners. This log home will be open for touring Saturday, April 26<sup>th</sup>, 2:00 - 4:00 PM.

**20. 4901 BURNET ROAD – DAVIS HARDWARE** – As related by descendant Florine Davis Branch – Charles Perry and Nell Davis came to Texas in 1946 from Nebraska. Charles originally was from Minnesota and Nell from Missouri. They hoped the move to Texas would help Nell who was a severe asthmatic. Even though Charles had previously been with the Union Pacific Railroad and in the restaurant business, in Austin the opportunity arose to go into hardware. John C. Ross, who had a hardware store at 317 Congress Avenue, wanted to retire so Davis bought him out. As early as 1948 or 1949, Davis began planning a branch store in north Austin. People thought he was crazy to want to move past the Blind School. He first approached Bill Plemons, who had just completed a grocery store building at 4900 Burnet Road, to see if Plemons might want to sell. Plemons didn't, so Davis purchased the Stulken property at 4901 Burnet Road, designed his own building, and acted as general contractor. He especially wanted tan and pink Arkansas ledge stone for the front of the building and waited for it to be brought in. The floor inside the store was terrazzo and kept highly polished. The store was completed in 1954. Davis eventually had three more branches but this was the only building he built.

Nell and Charles Davis had five children, but only three lived to adulthood. They lost two more children as young adults (a son who was a doctor and a daughter who was an opera singer). Daughter Florine and her husband, William Branch, operated the Davis Hardware here in Rosedale. William was the manager from 1954 to 1960 and Florine was the buyer for the non-hardware items. She stocked the housewares, giftwares, crystal, and specialty departments. Once at market, she spotted a new kitchen item and ordered several; thus, Davis Hardware in Rosedale was the first store in Austin to carry the Cuisinart food processors. Charles Davis' philosophy was to provide quality products with every conceivable replacement part. Despite being so far north and having higher priced items (in some cases), the store was successful. The

Rosedale branch was robbed at gunpoint and broken into many times. But the worst loss was caused by three dishonest employees who managed to siphon off a quarter million dollars in goods over a three month period. The police arrested them and recovered a small portion of the stolen goods but the three never served time nor made restitution.

Davis Hardware in Rosedale, after twenty-five years in business, was sold to Sound Warehouse (now Blockbusters) in 1979. The tan and pink ledge stone was painted over and vinyl was installed over the terrazzo floors. By 1981, the other three branches were also closed and sold. Charles died in 1988. Daughter Florine and her children now own and operate Branch Travel Agency in Lincoln Village.



Davis Hardware, 1950s

**21, 5007 SHOAL CREEK BLVD.** – Built in 1947 by L.L. “Dude” McCandless (McCandless Homes) and sold to Alvin Goerlitz for \$7,500. McCandless bought all the lots on this side of Shoal Creek from Adolph Kohn and divided and recombined them to increase the size of most lots to 70’, as this lot is. This house was upgraded in 1990 when a bedroom and bath and deck were added to the back and the front porch was renewed. (See 1996 Rosedale Ramble for biography of McCandless.) The city changed the address of this house from 5003 to 5007 when it renumbered the houses north of 4911

## GROWING UP IN ROSEDALE

**1860 – 1910:** Emma Hancock Wicks (lived at 4811 Sinclair) – “Pappy’s name was Orange Hancock. He was a field worker on the Judge Hancock cotton plantation, about four miles north of Austin. Pappy came over [to the Holman plantation] one day and got mammy and her children, and took them over to his cabin on the Judge Hancock place. So, I reckon that was the day we was set free. Pappy worked for the judge now by the month, I believe. After slavery, I went to a little log schoolhouse in the country. Bettie Hill, a colored girl, was our teacher. I think that I went to school only for that year. We had school only during the winter

Merle George Gleckler (lived at 1116 W. 39<sup>th</sup> Street) – “Some of those people that lived near us, well there was Mrs. Jones who was widowed when her husband went on a trip and was shot.

She lived at 39<sup>th</sup> and Alice in front of our house. She had one son named Clyde. The Norths lived almost back of the Peterson store. Down on the edge of the bluff were two sisters who lived alone – the Potter sisters [1120 W. 38<sup>th</sup> St.]. They would walk up to Grandma Seiders and then over to our house and then on to the Peterson store. The Paynes [1006 W. 38<sup>th</sup> St.] had a daughter named Grace – she would do anything and she scared me. The Pearsons were a big family and we played with those children [3903 Alice Ave.]. Mother didn't let us go out of the yard to play but we could play with the Pearsons. He was a carpenter. The Yett family lived on 40<sup>th</sup> and Alice [4001 Alice Ave.] but they didn't have any children. The Yetts were an old family. Now on the west side of the creek about from 38<sup>th</sup> up to 45<sup>th</sup> were some poor people who lived in tents.”

**1910-1920:** Rudolph Preece (lived at 4212 Medical Parkway) – “I was born on May 19, 1906, and on my 4<sup>th</sup> birthday Mother called to me and said ‘Come here, son.’ She opened up the window (Dad hadn't gotten the glass windows in yet) and said ‘I want to show you something.’ It was Halleys Comet going across the sky. It was dark and you could see it real good. It was pretty slow moving to us. I'm so glad I got to see that thing. When it came around again in 1986, it was too cloudy to see it.”

Lawrence Durbin (lived at 4700 Grover) – “The reason we kept moving north [from Wabash and 34<sup>th</sup> to 4206 Alice Avenue to 4700 Grover] is because Dad raised hogs and when they moved the city limits, we had to go past it. We also had cows and chickens and a garden but only the hogs weren't allowed in the city limits. Before we moved to what later became Grover, we lost 27 head of hogs to the cholera. The vet said it was pneumonia and cholera mixed. They'd come up to eat and couldn't eat. They'd just be standing up and they'd be dead. We could push them and they'd fall over. We'd go in the Model T pickup up to Rockdale and buy a bunch of pigs and feed them. We'd get slop from the Blind Institute and the old ladies home. We threw out the orange peelings and things that would ruin the meat. We'd fatten them up to 175 to 210 pounds and then sell them for 9 cents up to 26 cents a pound. When we had those three acres on 49<sup>th</sup>, we'd butcher hogs and sell them to the little markets – Gillespies in Hyde Park and Slaughters on 29<sup>th</sup>. We'd take a 22 up and pop them in the head. And then stick them and let them bleed. Then we'd throw them in hot water, put ashes on them and scrape the hair off. If the water was too hot, it would scald them. We'd take the hams and ribs and backbone and smoke them. Mama made sausage and hogshead cheese.”

**1920-1930:** Forrest “Toddy” Preece (lived at 4212 Medical Parkway) – “In 1928 when I was 18 years old, I was working for dad and Rudolph building houses. Dad had a 1925 T Model painted brown that he had bought from Burkhalter Spring and Axle on Lavaca for \$650. He got another vehicle and I talked him into selling me the T Model for \$50. He let me work it out and since I was getting room, board and 50 cents a day, it took me 100 days to pay for the car. I repainted it Handy Andy Tangerine. It had a special rearend in it so it would go pretty fast. I used to run around with a bunch of boys from Hyde Park and one time, the car just stopped. We thought it might be out of gas so we took the seat out to open the gas tank and check. One boy took the cap off the gas tank and struck a match to look down in that tank and caught it on fire. I thought he was going to burn my car up but he slapped his hand over the mouth of the tank and smothered the fire. In that model, the carburetor sat higher than the bottom of the gas tank and since it was gravity feed, you were out of luck if you tried to go up a hill on a low tank. I was coming up that hill on 2222 one time in my T Model low on gas when the car stopped. I coasted to the bottom, started it again, turned around and backed up that hill. I kept that car until 1931 when I sold it to my brother-in-law, Al Troutman, for \$30. He took the back off and made it into a “whoopee.” He used it on a ranch where he worked hauling slop for the hogs. With the \$30, I had my friend,

Oran Kelly, who owned a dry cleaning and tailor shop, to measure me a tailor-made suit. I was married in it in 1938.”

Raye Dotson Anderson (lived at 4106 N. Lamar Blvd.) – “In 1923, my family left their farm at Creedmoore and moved to Austin. We rented a brand new house at 4106 Lamar (it was called Morningside then). My mother, Pearl, was a cook at the State Hospital in the doctors’ dining room. She made the best pies and they had a fit when she left. My older brother, Guy, and sisters, Essie, Lottie, and Ida Mae, were all attendants at the State Hospital. I was only 16 but I wanted a job there, too. So I went over everyday, sat and waited, to ask Dr. Preston, the superintendent, for a job. Finally he hired me as a helper in the Negro ward. The whole place broke out in smallpox and we were all quarantined together in that ward for six weeks. I was supposed to be taking care of these sick people but I couldn’t even read a thermometer. There were two sisters who worked there, real hard-hearted, who would punish the Negro women by holding their heads under water or putting a bar of soap in a sock and hitting them. Families would put people in there just to get rid of them when there was nothing wrong with them. The grounds were beautiful and we’d take our patients out in the park to sit on the benches by the lake for a couple of hours each day. One day my sister, Essie, was walking with a girl she took care of and the girl jumped in the lake so Essie had to go in after her. Essie used to bring that girl to our house sometimes. There were dances on Friday nights and we’d dance with the patients, too. There was one Negro woman who could sing so beautifully. I could give her a box of snuff and she’d sing all day for me. Some of them would crochet yokes for gowns and give them to us.”

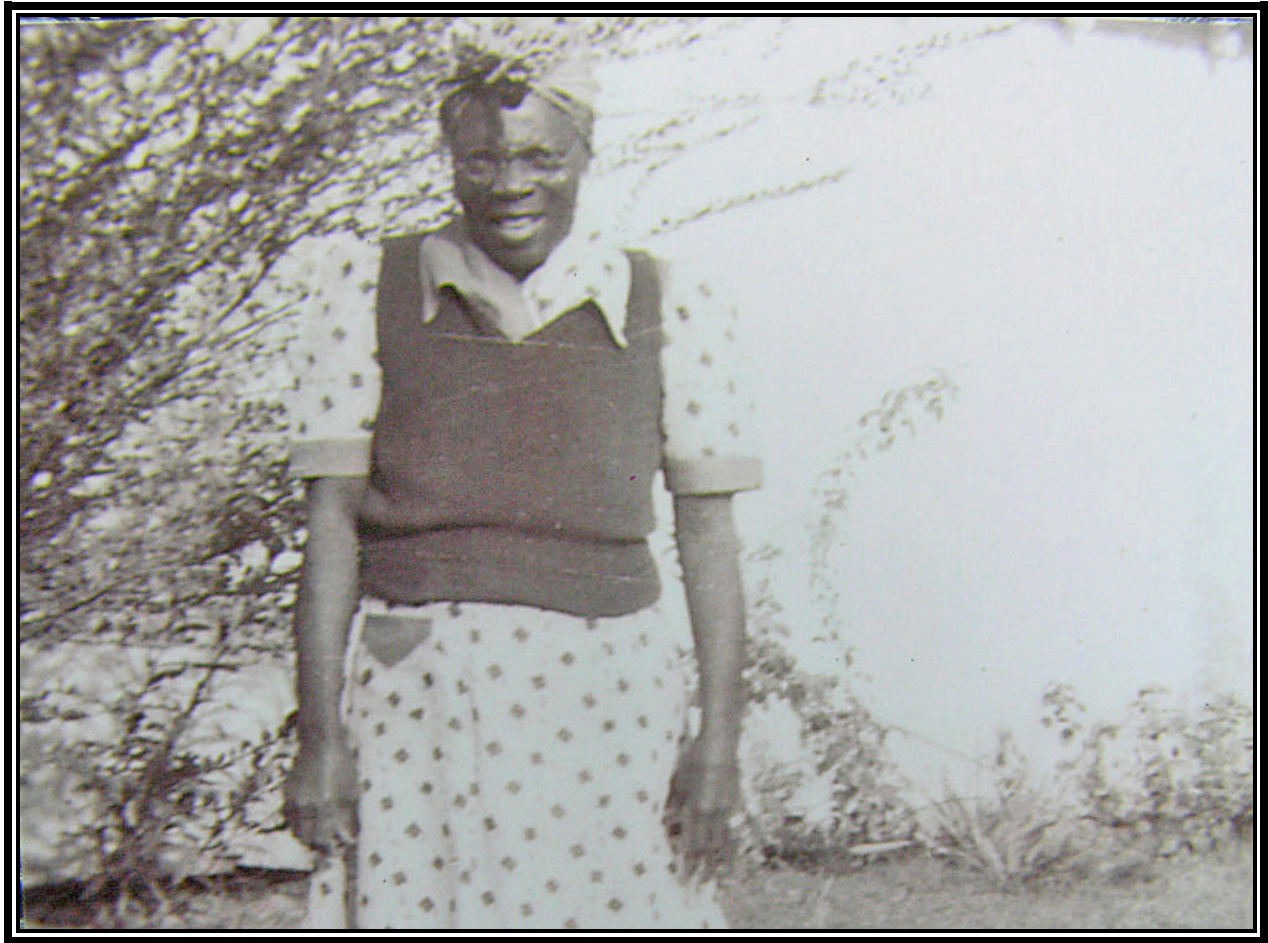
**1930-1940:** Velin Hubbard Kallus Hughes (lived at 3906 Bailey Lane) – “My dad, Arthur Hubbard, had ½ acre of land at 3906 Bailey Lane where we lived. He had a woodlot and sold firewood all over town. There was a black man named Levi Jones who worked for him delivering wood. I used to ride with him in the truck to read street signs. His wife, Alma, was real sweet person. The Jones lived in a little house back of Hubbard’s Baseball Inn (4701 Burnet Road) off Burnet Road.”

Morris Basey (lived at 1008 W. 34<sup>th</sup> Street) – “Bill Grimmer lived across the creek on W. 39<sup>th</sup>. He served in the navy during World War I and became a great friend of Jack Sharky who became the world’s heavy weight champion boxer. Jack came through Austin when he was champion heading for San Antonio. He stopped at the Basey Grocery Store and asked my daddy where he could find Bill Grimmer. It just happened that the Grimmers traded at the store. Daddy called Bill on the phone and Jack talked to him. While Jack was waiting, the word got out that Jack Sharky was at the Basey’s store and before Bill got there, there was a large crowd gathered and shaking hands with the World’s Heavy Weight Champion, Jack Sharky.”

**1940-1950:** Annette Smith Lucksinger (visited at 4511 Ramsey) – “My uncle, Lane Smith, bought the house at 4511 Ramsey in 1940. At that time, his parents (my grandparents, H. Clay Smith and Gertrude Lane Smith, moved to the house with him. The family had a faithful [black] servant Minnie Bragg Robinson. My sister Patsy and I visited our grandparents in the summers during the 1940s. One hot afternoon when we were alone with Minnie, we begged Minnie to take us to Ramsey Park for a swim and she refused. This was not like Minnie at all; she usually spoiled us completely. But this was different, and, of course, we didn’t understand that she was not allowed at the park. We pestered and pestered her to tell us why she wouldn’t take us, but all she would say was ‘I just can’t, that’s all.’ Finally, she let us get into the bathtub with our bathing suits on, filled up the tub to the top and then stood in the hall mopping up our overflow for Heaven knows how long. This Minnie was really amazing. She could take biscuits from the



oven without a pot holder. One of her quirks was that she didn't trust electricity, so until she had to quit working because of ill health, she used a 'sad iron' for ironing my uncle's shirts."



**Minnie Bragg Robinson, 1945**

Forrest Troutman (lived at 4112 Medical Parkway) – "When I was about 13 or 14, I hopped on a milk truck for Superior Dairies (35<sup>th</sup> and Guadalupe at that time). My older brothers, Alfred and Clyde, had this job before me. Superior would deliver milk every other day so I'd work one route with Buck Hammond three days a week and another route with Lester Brown. This would be before school started during the year but all day in the summer. Buck would come to the window about 4 AM and say 'Come on, boy, get up, get up!' I'd already have my clothes laid out."

**1950-1960:** Carol Croslin Hemingson (lived at 2509 W. 45<sup>th</sup> Street) – "We used to have slumber parties at each other's house – Judy Franke on Ramsey, Mary Allan on Sinclair, Judy Conlee, Bobbie Bishop – and listen to 45 records. We'd all bring a pillow but we weren't planning on sleeping. We usually wore jeans and one of our daddy's long-tailed old white shirts. One of us would bring a book hidden in a paper sack that we'd read when we were sure our mothers were asleep, like Lady Chatterly's Lover and Behind the Green Door. There was one dip we usually had with Fritos and Cokes. One time I remember we soaked one girl's bra in water and stuck it in the freezer. It was a big deal to sneak out in our pajamas and go toilet paper some boy's house. One time when I was a junior, we all went with our dates to the movie and then came back to my house where we were going to have a party until the boys had to leave. All of us except one couple – they didn't come and didn't come. We were so worried. Finally I told my

mom who called her mom who called his mom. They finally showed up at 6AM, said they'd gone parking and fallen asleep but they had really tried to work up their nerve to run off and get married. The actually did get married later. But I figured I'd never be allowed to have another slumber party after that."

Gaylord Magnuson (lived at 4309 Maybelle) – "Occasionally we heard the whistle at the State Hospital indicating some type of problem (the whistle also blew at noon and at 5:00 PM). One time when I was about ten years old, I heard the whistle blow while, I was in the alley behind our house working on my bike. A man in a blue uniform walked up and started talking to me. He was really nice and we talked a while. Then hospital workers appeared in the streets and in the alley looking for an escaped patient. I watched them jump out of the truck and grab the man I had been talking to. He was the escaped patient."

**1960-1970:** John Murray (lived at 4504 Greenbriar) – "During the Cuban Missile scare, my parents had a bomb shelter put in our yard. When I was about 12 years old, my parents and older brother were attending a reception at the country club but since my younger brother and I had the flu, we had stayed home where we could be warm, dry, and quiet. One of those spring thunderstorms came up and we were in a tornado watch with heavy rain and high wind. My parents called home and told us to get in the bomb shelter, which we did. The top hatch was level with the ground but, unfortunately, the ground was a little depressed there and the ground soon was standing in about 2" to 3" of water. Of course, we didn't know that. When I pushed open the hatch to check on the weather, water gushed in and soaked us. We finally go out and went into the house."

Claire McAdams (lived at 2607 Great Oaks Parkway) – "In the summer a group of kids would often walk the six blocks, all up hill, to Beck's Rosedale Drugstore. We'd go barefoot or would wear those plastic thong sandals that we bought at Winn's Variety Store in North Loop. Those sandals would stick a little on the hot blacktop and make little sucking sounds when they came up. Or sometimes we'd ride our bikes and the cool thing was to stick playing cards on the spokes with clothespins so they made a clacking sound when you rode. And maybe streamers on the handlebars. We'd park out in front of the drugstore. It would be so hot and bright outside but inside it was cool and dim. Mr. Beck would let us sit on the cool floor and read comic books for as long as we wanted. Mr. Beck always wore a white lab coat. I don't remember ever sitting at the fountain but we may have gotten something to drink, too."

Photo Credits: Ramsey sisters courtesy of Dr. and Mrs. R. Vincent Murray; the Payne family and White Owl Grocery courtesy of Marie Payne Moreland; watercolor of Mayton grocery courtesy of Ambra Mayton Reedy; home at 1406 W. 39<sup>th</sup> ½ Street courtesy of Chris and Gina Allen; Speedy Conlisk courtesy of Verna Pickle Warwick; Preece family courtesy of Forrest Preece and Marilyn Preece Burkland; Davis Hardware courtesy of Florine Davis Branch; Minnie Robinson courtesy of Annette Smith Lucksinger.

If you notice mistakes in these notes or can supply additional information about these or other sites or subjects in the Rosedale neighborhood, please call Karen Sikes Collins 323-2470. Thank you for your part in collecting and preserving our Rosedale history.

In 1998, the Rosedale Ramble will feature Seiders Florist, Ramsey Nursery, Duggers Florist and King Florist along with a biography of well-known landscape gardener, Arthur Seiders. Noteworthy yards, gardens, and trees will be visited so if you have plants in your yard from any of these four early floral businesses in Rosedale or if your yard or garden is xeriscaped or interesting in other ways, please call Karen.



1997 Rosedale Ramble Map

