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Post-War Boom
2016 HISTORIC HOMES TOUR

Saturday, April 30, 2016



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Welcome to Preservation Austin's 24th Annual Historic Homes Tour! We're thrilled to host "Austin's Post-war Boom," our first tour of Allandale, Brentwood and Crestview. Our city is undergoing phenomenal growth just as it did in the postwar era. In the tour area alone, Burnet Road and Lamar Boulevard are changing fast, with new apartment buildings rising to provide much-needed housing. In the midst of this change, however, we need to make sure that we protect the important landmarks along these corridors and preserve the character of the neighborhoods that they border. Allandale, Brentwood, and Crestview represent an important time in our city's history, when World War II veterans returned to Austin to start new lives and new families. While modest, these neighborhoods are a tangible reminder of our past. At over fifty years of age, they've also long since met the threshold by which American preservationists measure whether or not something can be considered "historic." As you make your way through today's tour you will no doubt see how these neighborhoods are beginning to lose their historic context. We hope that our featured homes will be powerful examples of how postwar housing can be remodeled in ways that still preserve their heritage, character, and scale. We're also excited to highlight iconic neighborhood landmarks, for you to explore on your own, which make these neighborhoods' history so rich.

Thank you for joining us! We hope that you enjoy participating in the tour as much as we enjoyed putting it together.

ABOUT PRESERVATION AUSTIN

Preservation Austin has been our city's leading nonprofit voice for historic preservation since 1953. We celebrate our unique cultural and architectural heritage through programming such as our Preservation Merit Awards, sustainability workshops, educational children's events, and self-guided tours including *African American Austin* and *Iconic Music Venues*. Our organization advocates for improved preservation policies to make sure that, as Austin grows, it remains the city that we know and love. **To become a member, visit preservationaustin.org.**

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TOUR BASICS

Eight homes will be open between 10AM and 4PM, with guided tours of the Wall of Welcome available at designated times throughout the day. Community Spotlights are not official stops on the tour but we do encourage you to explore their history! If a privately-owned business, we ask that you be mindful of their property.



HOUSE RULES

No smoking
No food or drink
No strollers
No pointy high heels
Do not touch any items in the home
Do not leave children unattended

PHOTOGRAPHY POLICY

Interior photography is not allowed in any of the homes.

SHOE POLICY

We ask that you wear the booties provided while inside each home. Please return to each home's bootie bucket upon leaving.



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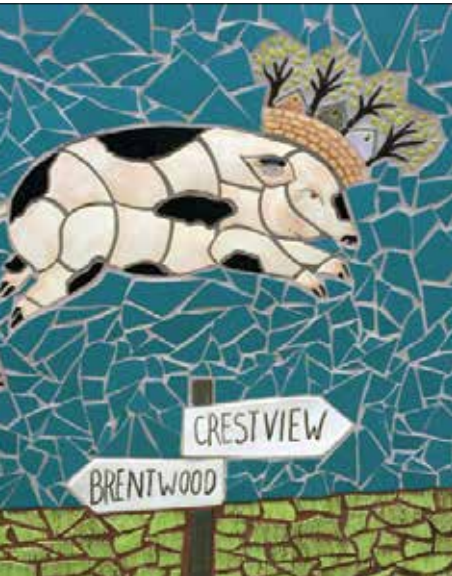
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WALL OF WELCOME

Artist Jean Graham, the creative force behind Brentwood and Crestview's Wall of Welcome community art project, will lead tours of the mosaic at 11AM, 11:45AM, 12:30PM, 1:15PM, & 2PM. Tours will last about 30 minutes.

Groups will meet near the southern end of the wall near Little Deli. Please be respectful of Crestview Shopping Center's small businesses by using street parking if possible.

BIKE THE TOUR!

Enjoy the Texas sunshine by riding your bike to this year's tour! We'll have bike racks at each home generously provided by Bike Austin. Download our suggested route at preservationaustin.org/events. Riders are encouraged to take the route in a clockwise direction.





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Austin's POST-WAR BOOM

During the late 1940s Austin was marveling at its skyrocketing population, the changing face of downtown, loss of beloved landmarks, increasing traffic congestion and – a uniquely Austin concern – overcrowding at public swimming pools. Sound familiar?

World War II and the ensuing post-war years transformed Texas and, in turn, Austin. 750,000 Texans, including 12,000 women, served in the war effort. They made up 7 percent of the state's population even though Texans made up only 5 percent of the nation's population overall. More than a million soldiers trained at military bases and airfields statewide.

Hundreds of thousands left the countryside to either serve in the Armed Forces or work in wartime industries. By 1950 more Texans lived in urban areas, rather than rural ones, for the first time. Austin's own population jumped from 87,900 in 1940 to 214,117 in 1965. "Once you pass the 100,000 mark, anything can happen," mused the *Austin Statesman* in 1947.

Part of this growth was fueled by the Servicemen's Readjustment Act of 1944, commonly known as the G.I. Bill. This provided returning veterans with a wide range of opportunities and services including vocational programs and stipends for college and trade school tuition. The bill democratized higher education, allowing a wider range of Americans to earn degrees than ever before. By 1956, 480,000 Texans had received an education or training through the G.I. Bill and their median incomes had grown exponentially compared to those of non-veterans.

One of the bill's most important provisions was low interest, zero

down payment home loans with favorable terms for new construction. This stimulated a massive suburban housing boom nationwide. Austin's real estate market was dominated by such residential development well into the 1960s. Thousands had come here to serve or work at Camp Mabry and Bergstrom Air Force Base during World War II, and thousands more came to study at the University of Texas or find state or federal employment afterwards.

These were difficult times as well. The Cold War between the United States and Russia led to the Korean War (1950-1953) and the conflict in Vietnam (1955-1975), with thousands more Texans returning to the Armed Forces once more. Austin's African-American and Mexican-American communities fighting for their civil rights, including the desegregation of public schools, the University of Texas System, and public parks and swimming pools, were beginning to see slow but significant change. At the same time, the construction of I-35 starting in 1956 further segregated East Austin's minority neighborhoods from the rest of the city.

In North Austin, open fields and farmland seemed to transform into a new suburban landscape overnight. Marketed to veterans, and often built by veterans, these postwar neighborhoods offered thousands of young families the chance to own their own piece of the American Dream. Middle class prosperity meant time and money for recreation and leisure activities such as bowling, roller skating and trips to the movies. Churches and schools, parks and playgrounds rose to serve a growing population of newcomers. This is but one story in Austin's long and diverse history, but it sure is a good one.



BRENTWOOD & CRESTVIEW

By Susan Burneson
Voices of the Violet Crown

Austin History Center

Brentwood and Crestview began to be developed in earnest after World War II. Much of the land had once been owned by John Hancock (1821-1893), a prominent Austin lawyer, district judge, and Texas legislator. Hancock Creek passes through Crestview and Brentwood along the divided street named Arroyo Seco and eventually flows into Shoal Creek. In the early 20th century one observer described the area beyond 45th Street, then outside the Austin city limits: "On the north . . . stretch rich farming lands that were once illimitable prairies. Westward . . . is a chain of hills which make a purplish background for the intervening fields in various shades of green and gold."

Many original residents of Brentwood and Crestview were World War II veterans. Some had grown up on farms outside Austin and were of Swedish and German descent. In 1952, Navy veteran Bill Williamson purchased his Crestview home for \$7950; his monthly mortgage payment was \$55.55. In 1958 Bill, a sheet metal worker, was paid \$150 to create the 8-foot-wide metal star that continues to grace the top of the Texas Capitol rotunda today.

Another World War II veteran has lived in Crestview with his family since 1953, adding on to their home as needed to accommodate four children and hundreds of foster children over the years. "One reason we never left," he said, "is because we had such a good beginning when we moved here—a very congenial, very close neighborhood."

In 1947, when Charles McCullough, Dr. Joseph S. Koenig, and A. G. Adams Jr. began developing Violet Crown Heights between Payne and Ruth streets in Brentwood, they advertised the lots as having a "beautiful view of the Violet Crown Hills." With so few trees on the land that became Brentwood and Crestview, early neighbors could easily see the hills to the west and the violet glow that sometimes appeared over them at sunset. Austin was first described as the "City of the Violet Crown" in the early 1890s. Centuries earlier, the phrase had been used to describe Athens, Greece.

The Violet Crown Shopping Center was built on the northwest corner of Brentwood and North Lamar. By 1955, the center had four businesses with "Violet Crown" in their names, including a beauty salon, grocery, pharmacy, and a barber shop that later became Cockrell Barber Shop. It closed in 2016 when Tom Cockrell, a barber for 60 years, retired. Since 2003, Brentwood and Crestview have become the home of the Violet Crown Festival, Violet

Crown Community Works, Violet Crown Community Theater, and Voices of the Violet Crown community/history project.

Along the north side of West 49th between Woodrow and Grover are a row of homes and businesses with limestone facades. The stonework likely was done by Frank B. Wright (Benjamin Franklin Wright), a skilled stonemason and builder and World War II veteran. He created other homes and businesses, many with similar stone facades, in the area during the 1940s and 1950s. He likely served as builder for Brentwood's Capitol Roll Arena.

In 1936, Franklin Edmond (Frank) Pease, distant cousin of Texas politician Elisha M. Pease, moved with his large family to a 14-acre farm facing today's Burnet Lane in Brentwood. In the 1940s Frank Pease sold some of his property for homes and for Brentwood Elementary School, designed by Niggli & Gustafson and opened 1951 to serve the area's skyrocketing population. During the Bay of Pigs invasion in April 1961, a bomb shelter was built under the concrete outdoor stage on the north side of the school, according to one longtime neighbor. McCallum High School, also in Brentwood, was built in 1953.

The City of Austin also acquired a former cornfield north of Brentwood Elementary for Brentwood Park, Brentwood and Crestview's shared greenspace. The Brentwood Recreation Club coordinated with the city to develop and maintain the park, which had few trees. In 1952, the group held a festival to raise funds for playground equipment. In 1953, members helped build the stage at Brentwood Elementary. For several years, the group held annual tree and shrub plantings at the park and school. Individual neighbors also helped care for the park. Since 2009, the Friends of Brentwood Park have helped maintain and develop it as a community resource through park workdays, including the 2010



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Before Brentwood and Crestview were annexed by the city, Esperanza School, once on the corner of today's Romeria and Burnet Road, served local students who lived outside the Austin city limits between 1893 and 1941. The building was demolished. According to a 1936 history of the Travis County rural schools, although the school's name was Spanish, there are no records of any Hispanic students. The first Esperanza School was built in 1866 near today's Spicewood Springs Rd. and Mopac. Today, that original log structure is at Zilker Botanical Garden in Austin. It received a Texas Historical Marker in 1974.

Alfred B. Beddow and Ray Yates began developing Crestview in 1947 on the former large dairy farm of Frank and Julia Richcreek. Frank, a Missouri native, helped to establish Weslaco, Texas, in the 1920s before moving to a large farm north of the Austin city limits. The modest Richcreek farmhouse was built in the 1930s near the northwest corner of today's Justin Lane and North Lamar Blvd. In 1947 the house was moved to 1405 Justin Lane, where it remains today. Richcreek Road in Crestview is named for the family. Justin Lane was named for Beddow's wife, who helped design neighborhood homes. Yates St. was named for the developer, and his home on the southeast corner of Richcreek and Woodrow is still owned by the family.

The prominent brick home of Robert Jackson (R. J.) McKown was on the southwest corner of Richcreek and Woodrow in Crestview. Longtime neighbors remember McKown for helping pave neighborhood streets, which at first were only gravel. The McKown & Sons Construction Company also built the Austin-Manor Highway in the late 1920s, runways at Bergstrom Air Force Base in the 1940s,

and Interregional Highway (Interstate 35 through Austin) in the early 1950s, among many other projects in Texas. The McKown property, which spanned three lots, was considered but not approved for City of Austin historic zoning in 2013. It was demolished in 2014.

The mosaic Wall of Welcome, created by artist Jean Graham and hundreds of neighbors of all ages, was completed in 2008. It graces a long brick wall along Woodrow Avenue on the east side of Crestview Shopping Center. Volunteers in Brentwood and Crestview had worked together for five years to create the Violet Crown Festival and the nonprofit Violet Crown Community Works to help raise funds for the wall. The festival has become an annual tradition, and the nonprofit continues to support neighborhood enhancement projects. Another collaborative mosaic project spearheaded by Jean Graham was completed in 2004 on the west side of Brentwood Elementary.

Domino was a young spotted pig that escaped into the neighborhood from the first festival's petting zoo and became a neighbor's pet for a time. Today, he is a local legend. He is remembered in a mosaic on the north end of the Wall of Welcome; as the 10-foot-long pig puppet featured at First Night Austin, the Violet Crown Festival, and other events; and in the local film "First Night w/Domino & Friends."

Brentwood and Crestview have more than a dozen churches that continue to thrive and have active education and community outreach programs. Many were built along Woodrow Ave., nicknamed "Church Row" by longtime neighbors, and most have mosaics on the Wall of Welcome. At least nine churches of varying Christian denominations were constructed between 1950 and 1956 alone.



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Photo by B. Jane Gardens

1212 ROMERIA DRIVE **Brentwood, 1949**

Austin Building Materials built this \$7,500 cottage in Violet Crown Heights in 1949. The two bedroom, one bath home was typical of the low-cost, small-scale construction dominating Austin's housing market at the time. In contrast, a second-story addition to an upscale Tarrytown home cost \$17,800 that same year.

The Matula family lived here from 1954 through the early 1970s. Laddie Matula (1929-2000) was born in the Czech Moravian community of Granger, Texas. He worked on his family's farm until entering the Army on November 6, 1941, just one month before the bombing of Pearl Harbor. He married Helen Knowlton (1930-1999) of Pennsylvania and the two settled in Austin after the war. Helen was a secretary while Laddie worked for the United States Post Office and Internal Revenue Service. He served as Army Reserves Sergeant with the 90th Infantry Division into the late 1960s. Originally comprised of soldiers from Texas and Oklahoma, its T-O patch led to the nicknames "Texas' Own" or "Tough 'Ombres" in World War II, in which they fought in the Battle of Normandy in 1944. The Matulas raised five children here and added a bedroom, bath, and covered

rear porch in 1962. Newspapers are full of dazzling accounts of sons Larry and Laddie Jr.'s baseball feats. Laddie later served as president of the Czech fraternal society *Katolická Jednotá Texaská*, or Catholic Union of Texas.

The current owners purchased the home in 2012. Conditions necessitated gutting the interior, though hardwood floors and an original bathtub have been restored. A first round of renovations by architect Carey Dodson reduced the layout by one bedroom to create a new master suite and overhauled the kitchen and living room. A new studio for homeowner B. Jane, owner and operator of Landscape Design + Build group B. Jane Gardens, was added as well. In 2015 architect Edward Frierson and Melde Construction Company upgraded the exterior with a new front porch and door, metal roof, exterior siding, and carport. The project also added a contemporary dual office/guest house, pool cabana, and detached garage with grill area. B. Jane Gardens designed and built all of the home's stunning landscaping and exterior spaces, including the pool and private master patio with spa and outdoor shower.



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Photo by Lindsey Derrington.

1911 BRENTWOOD STREET

Brentwood, 1956

Thomas Brothers Lumber Company, one of Brentwood Terrace's primary developers, built this classic ranch in 1956. Complete with three bedrooms, hardwood floors, washer connections, and a pink and brown-tiled bath, it was perfectly suited for a middle class family. "Your home dreams will never come true until you have seen [it]," cooed advertisements marketing the property to veterans.

The Mullinix family purchased the house in 1959. Pauline "Polly" Mullinix (nee Dove, 1919-1994) grew up on farms in rural Texas before enlisting in the Women's Army Auxiliary Corps in February 1943. The WAAC was established in 1942 to give women performing crucial noncombat roles the same food and board, pay, and legal rights as male soldiers. It became the Women's Army Corps, a full branch of the military, in May 1943. Over 150,000 WACs served as switchboard operators, mechanics, and clerks during the war. General MacArthur declared them "my best soldiers" and stated that they worked harder and complained less than most men.

After the war Pauline became department manager for the First Austin Investment Company (builder of 6602 Daugherty). She married Leroy "Chick" Mullinix (1917-1976) in 1954. Leroy hailed from the coal mining town of Harrisburg, Illinois. He entered the Army in early 1945 and was briefly stationed at Texas' Camp Wolters. The family settled in Austin where Leroy worked as a driver for Texas Quarries before his 1976 death. They raised one son, and Pauline resided here until at least 1980.

The home's current owner purchased it in 2006, and her growing family necessitated a remodel by Studio Momentum in 2013. The original 1,072 square foot home was expanded by 675 square feet to include a spacious kitchen-living-dining room opening onto a large covered porch. The original entrance was seamlessly shifted to the right to make room for a new kitchen pantry and double wall oven. A carport extension was designed to blend in with the original. The master suite was remodeled to include an additional bath and master closet.



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Photo by Lindsey Derrington.

1305 RICHCREEK ROAD **Crestview, 1955**

The current owners of 1305 Richcreek Road moved here in 2003 and are just the third family to call it home. First-generation Swede Carl Einar Stried (1909-1973) and wife Halcy Bagby Stried (born in 1906) built this brick veneer house for \$10,000 in 1955. Crestview developer Ray Yates, who lived two doors down at 1313 Richcreek, served as contractor. Stried, foreman for Yates' Crestview Builders Supply Company, likely played a role in its construction. It is a classic showcase of the firm's wares, with gorgeous wood paneling in the den; a bathroom replete with pink and gray tile, pink toilet, and pink bathtub; and original steel casement and jalousie windows throughout.

Both Strieds were raised on farms in Williamson County. They married in the early 1930s and soon relocated to Austin. College-educated Halcy enjoyed a 46-year teaching career before retiring in 1972. Einar worked in carpentry after World War II and joined Crestview Builders Supply in 1954. The company, opened two years earlier at 7501 Burnet Road, sold a full range of building

materials from trim, to floor tiles, to wall paneling to fit-out Austin's burgeoning postwar neighborhoods. Einar went on to serve as its Secretary-Treasurer then Vice President. Neighbor and business partner Ray Yates, as well as Burkhart's (later Top Notch) Drive-In founder Howard Burkhart, were among his pallbearers.

Halcy lived here until her own passing in 1995. The home's second owners added a two-bed and bath rear wing in 2000 as well as native landscaping. The current owners have beautifully preserved its key historic features while making updates. A 2011 remodel by architect Dianne Kett of DK Studio reconfigured a large formal living room and galley kitchen into a new dining room, kitchen, and laundry room. A pass-through window enhances natural light throughout. The kitchen's midcentury casework, by this time worse for wear, was relocated to the garage to provide additional storage. Custom cabinetry was stained to match the original and rounded end-shelves were replicated and incorporated into the new design.

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Photo by Jonathan Monjaras.

1704 MORROW STREET **Crestview, 1954**

Carpenter-contractor R. L. Haynes built this 1,200 square foot cottage with two bedrooms and one bath for \$10,500. Completed in 1954, its first owners were Colonel James T. and Doris Lou Harris. Doris (nee Hendricks, 1925-2010) was raised in San Saba County. She worked at Camp Swift during the war and afterwards in the Adjutant General's Office at Camp Mabry, where she met soldier James T. Harris (1918-2016). Harris, born and raised in Central Texas, fought with the legendary Army National Guard's 36th Infantry Division during the war. Known as the "Texas Division," these were the first American combat troops to invade Europe. Harris fought in the 1943 Allied invasion of Italy, in the Southern France and Rhineland Campaigns, and was in Austria on V-E Day. The two married in 1947 and settled in Austin in 1952.

Colonel Harris' highly-decorated 36-year career included service as State Maintenance Officer with the Adjutant General's Office and the co-founding of the Texas National Guard State Officer Candidate School at Camp Mabry in

1959. The Harrises lived on Morrow Street for more than 25 years and raised two daughters here. They were longtime members of Crestview United Methodist Church, just a block away on Woodrow.

The home's current owners lived here for eleven years before hiring architect Nick Deaver, AIA to design a transformative addition and remodel for their young family, completed in 2016. A new master bedroom suite was tucked along the home's west façade. The back of the house was expanded by a depth of 16 feet and reconfigured into open kitchen-living-dining space and a new corner porch. A bank of full-height windows overlooks the backyard, and sliding wooden panels conceal the family's media wall over an inset steel-plate hearth. New skylights brighten the formerly dark interior. Original red oak floors and historic 2/2 wooden windows and screens have been preserved. The house was expanded by just 630 square feet, illustrating how dramatic results can be achieved through minimal interventions.












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 -  2912 Stoneway Dr. (1964)
 -  6602 Dougherty St. (1954)
 -  7508 Hardy Dr. (1954)
 -  1704 Harmon St. (1954)
 -  1305 Backcreek Rd. (1952)
 -  1911 Burnwood St.(1952)
 -  1212 Bonata Dr. (1949)



 **Points of Interest**

1. Austin Historical Park/Cemetery, 2800 Hancock (1927)
2. Yarbrough library, originally the America sa Theatre, 2200 Hancock.(1942)
3. Dorr Bowl, formerly Capitol Bowl, 5700 Orono; original location of 7801 Burnet Rd. (1958)
4. Chang's little longhorn Saloon, 5424 Burnet Rd., (c. 1963)
5. George W. Dorn Family Cemetery, Yess St., private property, Do not enter here. (c. 1845)
6. The Anatool; originally the Foodie Dog Lounge, 6507 Burnet Rd. (1957)
7. The Fraco 6601 Burnet Rd. (1953)
8. Lot's little Huggel, 2207 Justin Ln. (1972)
9. Top Hotch Buggen , originally Bulfinch's Hotel Dining, 7523 Burnet Rd. (1963)
10. Casiner Hall of Welcome, 7108 Woodrow (2008)*
11. Yulet-Crown Shopping Center, 6418 N. Lamar (1951)
12. Capitol Ball Arena, currently a body shop, 813 Burnwood (1954)
13. Threadgill's, 6418 N. Lamar (1970)

Lost

-  Eddie Joseph's Drive-In Theater (demolished), 6714 N. Lamar
-  Chief Drive-In Theater (demolished), 5601 N. Lamar
-  Burnet Drive-In Theater (demolished), 6400 Burnet Rd.
-  On-site documents. Please visit other points of interest on your own.

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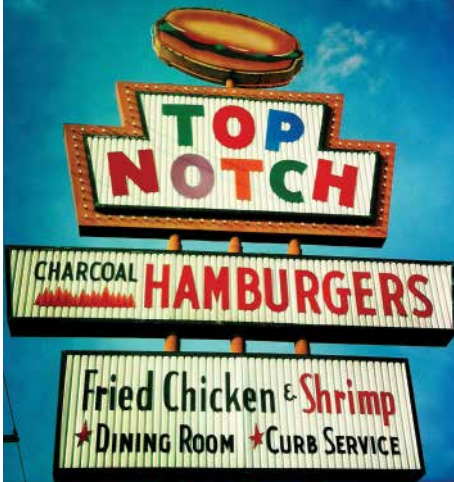
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Photo by Kate Singleton.

7508 HARDY

Crestview, 1954

Howard and Wiley Pringle built this frame, brick-veneered house for \$9,000 in 1954. Raised in Cameron, Texas, the brothers' house painter father relocated the family to Austin during the the Depression. Both Pringles served in the Army during World War II, with Howard (b. 1922) in Alaska and the Aleutian Islands and Wiley (1923-2000) in the South Pacific. Both dreamed of starting their own construction firm at the war's end. They did so 1946, with Howard working as contractor and Wiley as carpenter. The Pringles prided themselves on craftsmanship and built homes throughout Crestview and across the city. They launched a real estate arm in 1960 with Wiley's wife Peggy serving as interior designer. As Wiley later said, "We've come a long way since we were a couple of kids in the Pacific. The reality of our company has far exceeded the wildest dreams we might have had then."

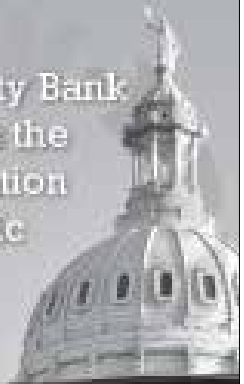
Architect Christy Seals, AIA purchased the house in 2002 and has designed three rounds of renovations to date. A 2007 project remodeled the bathroom and converted a bedroom closet into a

linen closet. A 2009 renovation vaulted the ceiling and opened the floor plan of the kitchen, living, and dining areas. It reduced the home's three bedrooms to two, and added a period-appropriate 225-square-foot screened porch to the building's rear. Most recent is the addition of a backyard rainwater collection system with a fence aqueduct transporting water from the roof to a 2,000 gallon cistern. Steel casement windows, hardwood floors, and three-step wood door casings have been preserved. Materials have been kept in place or repurposed where possible; linoleum kitchen tiles remain beneath new cork flooring and a new metal roof was installed over existing shingles. Original joists became vaulted roof rafters and Douglas Fir studs re-used in the new framing system. Wood kitchen paneling lines a new 40-square-foot carport storage closet. This 1,000 square foot home has evolved organically with the architect's growing family, incorporating impactful changes within its compact footprint.



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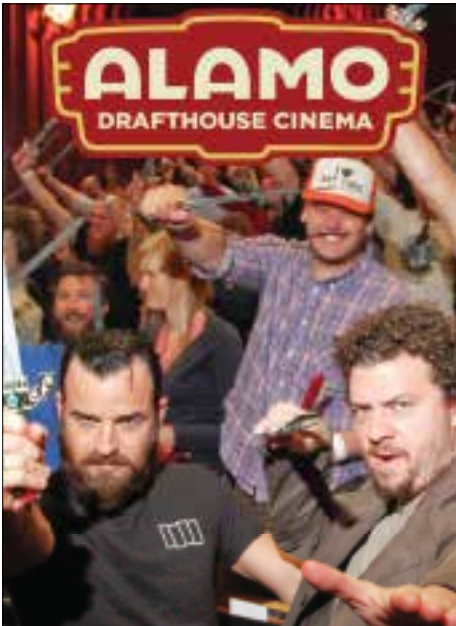
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ALLANDALE

Home of the Air Conditioned Village



H.E.B. at Allandale Village (Austin History Center, Austin Public Library, ND-50-A126-01).

Allandale developed as an upper-middle class suburb between the late 1940s and late 1960s. Founding father W. Murray Graham (1880-1957), known as the “dean of the Austin real estate profession,” had already developed Enfield, Tarrytown, and Bryker Woods over the course of his long career. Graham platted the original Allandale subdivision on the city’s outskirts starting in 1946, followed by Allandale Oaks in 1951. Subdivisions by other developers, including Allandale Terrace and Allandale Park, soon became the heart of a neighborhood now bounded by Burnet Road, MoPac, Anderson Lane, and 45th Street. Winding streets echo the curves of Shoal Creek, lined with single-family homes boasting garages and large backyards, the luxuries of postwar living.

Gullett Elementary on Treadwell Boulevard opened in 1956. Blackie, a neighborhood dachshund mix who faithfully accompanied students to and from school every day, quickly became its de facto mascot. Gullett Playground followed in 1962, with programming including Bike Day, with obstacle courses and “Bike Limbo,” and clown makeup

classes, where children’s work was awarded in categories including “Chief Chuckler” and “Slow Giggle.” Lamar Middle School opened on Burnet Road in 1955; its design by Kuehne, Brooks, and Barr was exhibited nationally and internationally. Neighborhood churches along Allandale Road included St. John’s United Methodist, opened in 1949 with a school and sanctuary dating to 1952 and 1957, and Allandale Baptist (now GT Austin), opened in 1951 with a sweeping modernist sanctuary built in 1970.

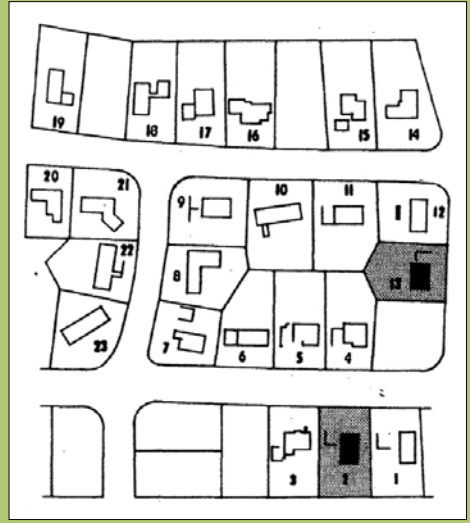
Graham’s Allandale Village, opened at Burnet and Allandale Roads in 1950, further reinforced the neighborhood’s identity. The suburban shopping center was the largest in town, meant to serve not just Allandale residents, but those living in Crestview, Brentwood, Highland Park, Rosedale, and beyond. It offered a range of essentials, with an “ultra-modern” HEB as the anchor tenant. Families could purchase everything from haircuts, to televisions, to baseball gloves before filling up their gas tank for the trip home. A 500-car parking lot made access as easy as possible.

Air Conditioned Village

Opened in 1954, Allandale's Air Conditioned Village was built to assess whether or not central air was cost-effective for the middle class. Twenty-two houses, each featuring a different air-conditioning manufacturer, were sold to specially-vetted families who agreed to allow their homes (and themselves) to be studied for a full year. Sponsored by the National Association of Home Builders and more than 50 industrial interests, and spearheaded by Austin architect and Army veteran Ned Cole, it was the first experiment of its kind worldwide.

The houses lined Twin Oaks, Park View, and Nasco Drives as well as Daugherty Street in the Edgewood Addition. Designed and built by local architects and developers, each house featured variations of energy-saving, site-specific design elements to test their effectiveness. Dubbed "the new air conditioned look," these included primary window placement along north and south façades, away from the sun; preservation of old-growth trees and trellises, plantings, and overhangs to shade east and west-facing windows where necessary; use of pale paint colors and white roofing material to reflect sunlight; and air-tight insulation. These passive cooling strategies were popular among modernist architects at the time, especially in the South, and are commonplace today. All houses had three bedrooms, two baths, a carport or garage, and 1,200 square feet of living space. All were single-level and cost \$12,000. Some were named for the equipment they showcased, like "The Westinghouse." Others were more colorful, including "The Wonderair" and "The Weathermaker."

Scientists monitored each home's humidity levels, as well as energy usage, water usage, and temperature



Map of the Air Conditioned Village from the original brochure



fluctuations throughout the day. Psychologists and doctors monitored each family's health and behavior. The results supported the premise that controlled air was both beneficial and affordable for middle class families, paving the way for its use nationwide. Utility costs rose by just \$100 a year. Allergies and respiratory issues declined, families slept better and spent more time together. Women saved time doing housework ("22 woman hours per month," according to Texas Architect) and consumption of hotter, higher-calorie foods increased. Soviet housing experts, who toured the Village in 1955, were duly impressed.



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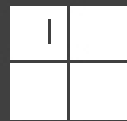
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Photo by Whit Preston, whitpreston.com.

6602 DAUGHERTY

Air Conditioned Village, 1954

W. H. Bullard dubbed this showcase for Drayer-Hanson Air-Conditioning “The Catalina – A Vacation at Home.” Bullard, head of First Austin Investment Corporation, was a major midcentury developer working throughout North Central Austin. “The Catalina” is one of two Air Conditioned Village homes he built with contractor Alford J. Davis (the other is 2503 Twin Oaks Drive). An accordion-style Modernfold Door could be opened to combine and bedroom and the living room. Koolshade screens protected windows throughout.

“The Catalina” was home to a range of Austinites over the years. Marine Corps veteran Joseph Olsen was later followed by the family of Miss Peggy Sue Harrell, finalist in the second annual Miss Austin Aqua Beauty Contest, one of Aqua Fest’s many events along with parades, canoe races, and a most special Aquacade and Water Follies at Barton Springs. Scientist and Navy veteran James Cunningham, later of the Texas Commission on Environmental Quality, resided here while earning his masters

in engineering from the University of Texas. Judge Charles R. Webb, Army veteran and University of Texas School of Law graduate, lived here during the 1970s while serving two terms as Travis County Judge.

The current owner moved in in 2004. Loop Design’s Christy Seals, AIA and Jennifer Ott served as architect and interior designer for a 2013 renovation. The removal of Austin stone from the main façade and a new entry updated the home’s look while maintaining its original profile and midcentury feel. Efficient storage solutions and a new, open kitchen-living space meet the needs of a young family. Hardwood floors were restored. A rear, 500-square-foot bed and “Space Invader” bath addition has pecan and walnut flooring repurposed from the owner’s childhood home in West Texas. A new back porch features richly-toned Ipe decking. The renovation received a 5-Star Rating from Austin Energy Green Building upon its completion.

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Photo by Claire Hogan, Cultivate PR.

2502 TWIN OAKS DRIVE

Air-Conditioned Village, 1954

Designed by draftsman Harvey D. Powers, this is one of two Air Conditioned Village homes by builder R. L. Struhall, Jr. (the other is 2600 Twins Oaks). "The Climatized" featured Two Ton Day and Night central air and was touted for providing the ultimate privacy. Living spaces were oriented towards the house's rear, while bedrooms tucked along the main and east façades were protected by high windows and special blinds which allowed residents to see out, but no one to see in.

L. M. "Jiggs" (1916-2001) and Margaret "E" Kincannon (1914-2003) purchased the house in the early 1960s. Both were raised outside of Temple, and their 1943 marriage took place during Army Sergeant Jiggs Kincannon's 60-day leave. His more than twenty years of military service included time spent as prisoner of war in Germany. The family was later stationed throughout the United States and settled here permanently in 1961. "E" Kincannon (nee Wilder) put herself through college during the Great Depression and enjoyed a lauded, 32-year teaching

career. The couple saved every letter they wrote to one another and were regular volunteers at the Texas Military Museum. They raised two children and remained here until Jiggs' death.

The current owners purchased the house in 2006. They were told that, prior to 2001, the entire interior was painted pink and the living room's original indoor planter had remained intact! Christy Seals, AIA of Loop Design oversaw a 2014 remodel. A gabled 450-square-foot rear addition contains a new family room and period-appropriate covered porch. A breakfast bar replaced a wall between the living room and kitchen. The carport was partially enclosed for storage; this is wrapped in wood paneling which extends through the kitchen and living room to wrap the addition's exterior corner. The bathrooms' brown and turquoise tile has been preserved, and original flooring repurposed as counter and tabletops in the kitchen and expanded study. The living room's yellow wall-hung display case was repurposed from an original kitchen built-in.

John Donisi & Gina Hinojosa

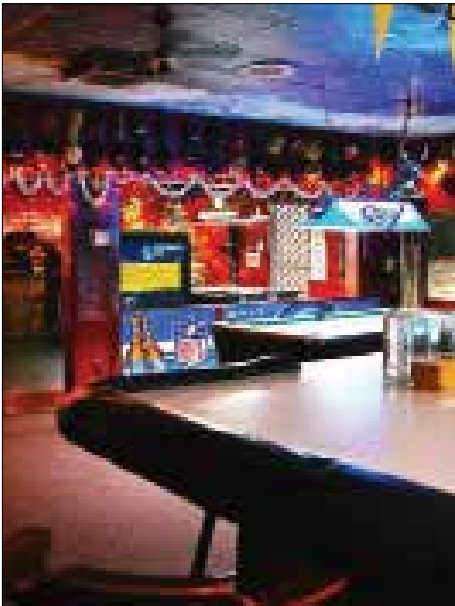
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Photo by Amy Rogers.

2912 STONEWAY DRIVE

Allandale, 1964

This three-bedroom home with midcentury flare dates to 1964. Along with its neighbors from 2904 to 2910 Stoneway, it was constructed in “Exclusive Allandale Terrace” under Sandlin & Co. Realtors’ Certified Homes Program which guaranteed quality and offered buyers interest-only payments for one year. Advertisements touted modern conveniences, including a dishwasher and garbage disposal as well as the “cool comfort” of central air. The virtually windowless limestone façade and prominent carport protected the privacy of those within. Large windows overlooked the backyard, where one can imagine barbecues and cocktail parties taking place out of view.

Home builder and veteran Nelson Puett, Jr. (1920-2006) platted Allandale Terrace between 1959 and 1963. Puett, raised in on a farm outside of Fentress, enrolled at the University of Texas at Austin in 1937. The star halfback earned Longhorns fans’ undying love by scoring a winning touchdown against Texas A&M in 1938. He joined the Naval Air Corps in 1940 and flew in the North Atlantic and Pacific during the war. Puett finished his

degree in business administration in 1950 and opened his real estate office here in Austin, becoming an industry leader with developments in Houston, the NASA Space Center, Corpus Christi, and El Paso. Allandale Terrace was one of his many local projects.

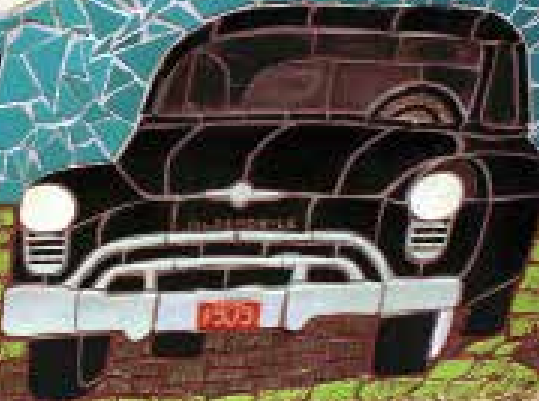
The home’s current owners acquired it in 2013 and began a renovation by Murff-Bada. The project vaulted the living room ceiling and installed period-appropriate trapezoidal windows in the gable end. New concrete overlay floors reflect an abundance of natural light. Two cramped full baths became a new master bath and half bath. The tiny kitchen with scant storage was reorganized and expanded into a newly-enclosed carport breezeway, bringing the home’s square footage to just 1,600 square feet. The homeowners preserved a signature indoor-outdoor limestone feature wall and exposed the carport’s post and beam framing. New landscaping and casework built and installed by the homeowners themselves complete this harmonious blend of midcentury and contemporary sensibilities.

Crestview Shopping Center was developed by A. G. Anderson and his family. In 1962 it opened with a big name, a great location, and a big vision. The center was the first of its kind in the area. It was the first to have a big name, a great location, and a big vision. The center was the first of its kind in the area. It was the first to have a big name, a great location, and a big vision.

Wall of Welcome, Crestview Shopping Center

CRESTVIEW SHOPPING CENTER

Violet Crown CENTER



Iconic Community
SPOTLIGHTS



Capitol Roll



Ginny's Little Longhorn Saloon Allandale

Frequently on "Best Dive Bar" lists, Ginny's Little Longhorn Saloon on Burnet Road blends honky tonk, burnt orange, and Austin-weird. The long, low, windowless building has rock siding, a steeple above the front gable, and dates to 1948. Dick's Little Longhorn Saloon opened in 1963 and hired Ginny Kalmbach as a waitress in 1981.

The bar became "Ginny's" after Dick Setliff willed it to her in 1993. Ginny introduced regular live music and has since hosted the likes of Roger Wallace, Justin Trevino, and Billy Joe Shaver. In addition to honky tonk and cold, cheap beer, Ginny's is known for free chili dogs and Chicken Shit Bingo. Yes - Chicken Shit Bingo is exactly what it sounds like. Ginny gave musician Dale Watson his first gig in Austin in 1993 and he came up with the idea in 2000. Now in her 80s, Ginny the "chicken whisperer" is retired, but still hosts bingo on Sundays. Dale Watson became co-owner in 2013 and has a silver chicken foot kickstand on his Indian motorcycle.

Capitol Roll Brentwood

Daniel Gay opened the Capitol Roll Arena across Brentwood Road from the Violet Crown Shopping Center in 1954. In its heyday the roller skating rink hosted skating pageants, contests, and parties, as well as fundraisers for the Humane Society, March of Dimes,

and Muscular Dystrophy Association. It was popular with North Austin children and adults for decades and proved an interesting target for crime; one thief robbed Capitol Roll of twenty-four ice cream sandwiches and ten bags of chips, but failed in his attempt to steal change from the pinball machines. Another incident involved six teenagers who led police on an 80 mph car chase from the rink to Hyde Park. The loot? Two suitcases full of candy and cigarettes. Today, the former Capitol Roll houses a body shop.



Drive-In Theaters Allandale, Brentwood & Crestview

Opened in 1940, Eddie Joseph's Drive-In was the area's first outdoor movie theater. It was outside the city limits then, at today's intersection of Justin and Lamar. At first, there was one large screen and only one speaker, which disturbed the peace at Frank Richcreek's once-quiet farm nearby. At times, Richcreek let local teenagers watch the show from the top of his large dairy barn. Brentwood and Crestview neighbors remember sitting in their yards to see a movie. When the wind was right they could hear it, too. Eddie Joseph's became the North Austin Drive-In in 1947 and closed in 1960.

Chief Drive-In, designed by Dallas architect Jack Corgan, opened on at Lamar and Koenig in 1947. The same owners then opened Allandale's Burnet Drive-In at Burnet and Twin Oaks in 1950.



Watering Holes Brentwood & Crestview

Lala's Little Nugget opened in the fall of 1972 on Justin Lane. Owner Frances Lala decorated for Christmas because, in her words, "the walls were really bare... Then when we took it down in January, we said, 'Uh-uh,' and we put it all right back up. It's been that way ever since." The decorations and renowned juke box have made it one of Austin's best dives ever since. Lala's briefly closed in 2015, sparking desperation throughout the city, but was reopened by FBR Management. The new owner plans to maintain Lala's yuletide glory for years to come.

Poodle Dog Lounge, opened in 1967 on Burnet Road, is yet another iconic neighborhood watering hole. According to a 1995 article it was "known for its topless go-go girls and sassy cocktail waitresses" early on but became a working-class bar better characterized by shuffle board and pool tables. Randall and Donna Stockton purchased the bar in 2013 and reopened it as the Aristocrat Lounge the following year. Its atmosphere, along with a poodle dog mural on its main façade, blissfully remains.

Each had cutting-edge speakers for hundreds of cars and playgrounds with merry-go-rounds and slides. The Chief offered bottle warmers for infants and Li'l Toot, a kiddie train, was a perennial favorite. Promotional events included the Capital City Jamboree, headlined by George Jones; "Country Bill," who buried himself alive in 1968; and feats by the Great Beronsini, a Czech daredevil who did handstands atop a 130 foot tower. Dallas muralist H. R. McBride, whose works graced drive-ins throughout Texas, painted the Burnet's 32x48 foot likeness of a Texas Ranger in 1952. At the Chief, he painted an iconic Texas Longhorn and then a 50x30 foot American Indian on horseback in 1960. The Chief closed in 1973, followed by the Burnet.

On the Silver Screen
Allandale, Brentwood & Crestview

Sites in Allandale, Brentwood, and Crestview continue to be popular for period films and television shows. Richard Linklater filmed *Dazed and Confused* (1993) at the Violet Crown Shopping Center, the former Capitol Roll Arena, Top Notch, and Americana Theatre (now the Yarborough Branch Library). Crestview Minimax IGA (today's Arlan's Market) on Woodrow Ave. was featured in *Man of the House* (2005) and an episode of *Friday Night Lights*, with a cameo by owner Ronnie Prellop in the tornado scene. A pink home in Brentwood was used in early scenes of Linklater's film *Boyhood* (2014).

Bowling Alleys
Brentwood & Crestview

The Brentwood and Crestview neighborhoods had not one, but two suburban bowling alleys. Austin, like the rest of the nation, was in the midst of bowling craze. The *Austin American* reported hours' long waits and bowlers flocking to alleys into the wee hours

of the morning: "This recreation has caught the public fancy with the rage of hula hoops and the intensity of rock and roll." Capitol Bowling Center opened on Grover Avenue in 1958. The new \$1 million, thirty-two lane facility was the largest clear-span structure of its kind in Texas. Dart Bowl, with 28 lanes, opened at Burnet and W. Anderson Lane the next year. Both featured automatic pinsetters and intercom systems which allowed players to order food from each alley's restaurant. Capitol Bowl closed and Dart Bowl relocated to its building in 1996.



©2009 Austin History Center, Austin Public Library

Austin Memorial Park
Allandale

Austin Memorial Park was established in 1928 as a privately-owned cemetery modeled after San Antonio's Mission Burial Park. W. H. Chambers designed the cemetery's entrance buildings on Hancock Drive, and a private water system maintained its landscape, including Bermuda grass, roses, and zinnias. Austin Memorial Park was hailed for its beauty and cited as evidence for the need for more parks and green space in Austin.

In 1941, Mayor Tom Miller purchased Austin Memorial Park for \$60,000 since Oakwood Cemetery was nearly at capacity. The city extended a \$170,000 loan and borrowed an additional \$70,000 to pay for this, as well as a new stockyard, airport expansion, tuberculosis clinic, and sewer and water line extensions, illustrating the priorities of a growing city. In 1969, 205 graves were relocated to make way for MoPac's construction. During



saving the good stuff

relocation, the city included a “certain amount of dirt” - as stipulated by contract - in new pine coffins for the 101 graves in which no remains could be found!

Restaurants

Brentwood & Crestview

Threadgill’s opened on the Dallas Highway (now Lamar Boulevard) outside Austin in 1933. Until 1974, owner Kenneth Threadgill performed at the club along with such musicians as Janis Joplin. Sold in 1981, it continues as a restaurant, bar, and music venue, filled with memorabilia from its own past along with other Austin landmarks. Kenneth Threadgill was inducted into the Austin Music Memorial in 2010.

In 1953, Harry Akins opened the Frisco Shop at 5819 Burnet Road in Brentwood. It moved to its current location at 6501 Burnet Road in 2008. It is the last of Akins’ four Night Hawk restaurants; the first one opened in Austin in 1932. Decades before “equal opportunity,” Akins hired and promoted African Americans and women. In the early 1960s, he was the first white restaurateur in Austin to serve African Americans and advocated for integration nationwide.

Horace Burkhardt opened Burkhardt’s Motor Dining, built by Ray Yates, in 1962 on Burnet Road in Crestview. The Stanish family bought the business in 1971 and renamed it Top Notch. They sold the business after 39 years and current owners Kelly Chappell, Jay Bunda, Chris Courtney, and Phillip Santa Cruz have continued in the Burkhardt’s/Top Notch tradition. They received a Preservation Austin Merit Award for Maintaining a Cultural Icon in 2012.



Crestview Shopping Center

In 1952, Beddow and Yates built the Crestview Shopping Center. Three businesses in the center have been in operation since the early 1950s: Crestview Barber Shop, Crestview Beauty Salon, and Crestview Pharmacy, owned by the Harper family since 1964. Arlan’s Market, which opened in March 2016, continues in the tradition of Crestview Minimax IGA, a neighborhood grocery owned by the Prellop family for 63 years.

In the 1950s, parking was only on the north and south sides of the center. A grassy mall with walkways, flower beds, and a large oak tree connected the two buildings. In the 1960s, more parking was needed when Minimax was expanded. Ray Yates’ wife Maude, an avid gardener, arranged to have the large oak tree moved. Today it provides welcome shade near the Little Deli. Maude also was a member of the Violet Crown Garden Club, and her azaleas were a favorite stop on the club’s spring garden tour.

For more than a decade, Little Deli has been a vibrant element of the shopping center, in the space once occupied by longtime Austin physician Glen Journeyay. Original Little Deli owner Lucretia Custer Doyer and her sister Sabrina Custer Becker, who once owned Perfecto Cleaners in the center, were known for always remembering customers’ names. The dry cleaning business was owned by three generations of the Custer family before it closed a few years ago.

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Preservation Austin extends its warmest thanks and gratitude to this year's homeowners for sharing their beautiful homes with our community.

We also thank our more than 120 docents, ticket takers, and set-up teams for making this year's tour a reality.

And our special thanks goes to Crestview's Susan Burneson, of the Voices of the Violet Crown community history project, for her generous help developing this year's tour. Her extensive knowledge of Brentwood and Crestview's past formed the basis for much of the information presented here and was essential to our understanding of North Austin's postwar history. We would have been lost without her.

Many thanks as well to Jean Graham, the creative force behind the Wall of Welcome, for graciously donating her time to guide tours of this incredible, collaborative tribute to the community's history.

Thank you to Lee Allbright, REALTOR and Allandale resident for helping Preservation Austin with the history of the Allandale Air Conditioned Village.

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