

Rosedale Rambles

1993 through 1999

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1995 Rosedale Ramble

Collected, researched, and written by Karen S. Collins with special help from Forrest Preece, Richard Peterson, Ed Brown, Lucy Robertson, Albert King, Rudolph Preece, Fred Houston, Nancy Shurtleff, Velin Hughes, Ray Riordan, Odas Jung, Thomas Watkins, Jim Fowler, and Bruce Jensen. The Rosedale Ramble is sponsored by the Rosedale Neighborhood Association. No house is open for touring unless specifically so stated.

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Historical Background of the Rosedale Neighborhood

At the time Austin was founded in 1839, the Rosedale area was a prairie grassland except along Shoal Creek and Hancock Branch where some large trees grew. The combination of grass and water (especially from springs which never went dry) made it an ideal place for cattle.

The first resident of the Rosedale area, Gideon White, was killed by Indians in 1842, and three of his daughters each had a homestead and ranching/farming operation here on land they inherited from their father; Elizabeth and her husband, Martin Moore, built the log house at 4811 Sinclair in 1849 on her tract; Cornelia and her husband, Enoch Johnson, started building their place in about 1848 which probably included the small stone house at 4101 Medical Parkway; and Louisa and her husband, Edward Seiders, stayed on the original homeplace at Seiders Springs (their log house was on the west side of Shoal Creek and is marked by a Texas Historical Marker). They all raised cattle and/or horses. By 1866, the other sisters had sold to the Hancocks (brothers John and George) leaving only the Seiders still operating.

During John Hancock's ownership, a dairy was started sometime in the 1870s. The demand for milk and butter surpassed the supply at that time. There were only eight to ten dairies in and near Austin. When Hancock died and his land was sold in 1899, several smaller dairies began operation in our area. By about 1900, there were more than thirty dairymen in Austin. In the Rosedale neighborhood were Riordans Dairy, McGuire Dairy, Wallis Dairy, and part of the Jung Dairy. To the south was the Bryant Dairy, to the west were Thiele, Wimbish, Chippero, and Jung dairies; to the north were several more including Ladell's Elm Grove, Vann and Oertli dairies; and to the east was the Lunatic Asylum (Austin State Hospital) dairy operation. Milking had to be done twice a day, milk had to be delivered every day, and the rest of the time must have been devoted to grazing cows, sterilizing metal milk cans and glass milk bottles, and bottling milk.

All the dairies in Rosedale were shut down by the early 1940s. One section of Rosedale (40th to 45th and Ramsey/Shoal Creek to Lamar) ceased being dairy land in 1899. This area went from Hancock to Franz Fiset to the Peterson family to the Ramsey Nursery by 1902-1905. Most of it remained nursery land until about 1930.

These large dairy and nursery tracts became prime development land and our Rosedale neighborhood had over twenty different subdivisions platted and developed in the 1940s. For more historical background, see the 1993 and 1994 Rosedale Ramble notes.

1. 3712 Wabash – Now gone, this was the site of the home of Bella and Felix Green. In 1909, Felix purchased three lots (Block 1, Lots 1, 2, 3) in Penn Park Addition for \$325 – this was where his house stood on Wabash. Wabash used to extend north to 38th Street and on the

southwest corner stood their home. Later he purchased six more lots. In 1927, Bella purchased two acres between Burnet Road and Jeff Davis Street (north of where North Loop runs today) for \$750. She and Felix also owned forty-two acres farther out Burnet Road (near where Burnet School now stands). They planted cotton with a mule team on these tracts of land. Felix was half Indian, according to his daughter, Ora. They had only one child born around 1895. Ora married Walter Atwood and had three children but by 1943 she was divorced. Bella died in 1936 and Felix in 1939. At Bella's death, she and Felix had five mules, four cows and calves, poultry, one pig, farm tools, a wagon, and an old Dodge touring car with wooden-spoked wheels in addition to their land. Daughter Ora was living in the house on Wabash when Seton Hospital purchased her land. Over the years between her father's death in 1939 and 1964, the once moderately wealthy Ora became destitute. Ora died in 1972. Their house on Wabash was razed after Ora moved out in the 1960s.

Forrest Preece: "Bella was a big tall black lady, real nice, everybody liked her. And Felix too. They were both hard working people. She took in washing and ironing and liked to go fishing. She drove an old Dodge touring car. They used to plant cotton with a mule team on 10 acres in our neighborhood [the area later developed as Melrose Terrace on 46th Street]. Once my brother and I picked cotton for Felix."

Ed Brown: "Aunt Bella Green used to take me fishing at Fiset's Dam. It was full of these big turtles. I'm not talking about little turtles, I'm talking about big ones, as big as the top of a tub. And she took me up there one day and we were fishing, catching perch and there were a few bass in there. She caught one of these big turtles, and she said 'My Lawd, what have I go ahold of here.'" She finally got him to the bank and he put them big old feet in the mud, you know, trying to back off. She said 'my Lawd a mercy, I've caught the Devil. This is the last time I'm coming to this hole!' She threw that pole down and I don't think she ever come back. I took the pole home. I saw her one day at Mrs. Seiders and when I offered it to her, she said 'Lawd a mercy, I don't want that pole – it's haunted!'"

Albert King: "One time there was this neighbor who was 'sick' and needed to empty his stomach but he couldn't seem to get started. Several people tried to help. Someone got Bella and she went out somewhere and came back with a live fly. She put that fly in his mouth and held his mouth shut, and pretty soon that fella was emptying out everything he had. She had common sense."

Rudolph Preece: "I never will forget that couple. Felix was a small fella, kinda copper color; Bella kinda ran the family. When our oldest boy was born in 1931, we lived on 38th and Alice [Medical Parkway] in one of the Seiders rent houses. Bella would stop and talk to Ruby. We had a new baby then and times were hard. And Bella would tell Ruby 'Honey, don't worry, the Lord always makes plenty of green grass where there's little rabbits.' She was kind of a philosopher, you know. That old Dodge of Bella's was about a '21 or '22, 4 cylinders but they were about 4" in diameter. You could tell it was powerful by the sound of it."

Fred Houston: "My aunt, Mary McGuire, when she was 9 or 10 years old, liked to go down to Shoal Creek just below the McGuire Dairy barn (about 40th) and watch Bella fish. Bella would say 'I sure would like some buttermilk and cornbread!' and Mary would go get her mother [Ida McGuire] to fix some and she would carry it down to Bella. That woman really liked to fish."

Lucy Robertson: "I vaguely remember the old couple but I knew Ora real well. She mothered me. I guess that's why I loved her. She was so sweet to me. She always had stuff piled on her

front porch – chairs and bags of things. I couldn't iron and she did my washing and ironing, my husband's shirts. I paid her with the grocery money my husband gave me and he'd get mad and I would cry. Ora would put her arms around me and say 'Baby, baby, everything gonna be alright.'"

2. Riordans' Dairy – As related by descendant Daniel Ray Riordan –

In 1926 or 1927, Minnie and Daniel Riordan and their two sons, Dan and Mike, rented a few acres between 38th and 39th streets, from Bailey Lane to Shoal Creek, and began a dairy. Daniel and Mike had both worked at dairies previously but this was their first time to own one. They lived in a house (now gone) at 1216 W. 38th about 100' north of 38th with a barn northwest of that, and a sterilizing and bottling building between the two. They owned between 30 and 50 cows, predominantly Jerseys. The cattle had water at Shoal Creek and Half Moon Springs but city water at the barn. The acreage there on 38th Street was too small to graze the cattle so each morning about 7:30 AM after milking, the cattle were driven up Alice Avenue (now Medical Parkway) to a field of grass owned by John Wallis (who lived in the log house at 4811 Sinclair) who leased it to the Riordans. By the late 1920s, Wallis had closed his own dairy operation. When Mike drove to the Wallises to make arrangements to lease the grazing rights from Wallis, son Ray remembers the Wallises five dogs (Pit Bulls and Airedale) attacking the tires of their vehicle. The boys gave the Wallis house a wide berth after that. After grazing on the Wallis field for about five hours, the cattle were again driven down Alice Avenue to 38th Street. The city and state had very strict regulations of the dairying industry and inspectors usually made surprise visits and tested milk about twice a month. The Riordans delivered their milk to houses, stores, university dorms, fraternities, and sororities.

In 1937, the Riordans moved their dairy operation to Hancock Drive along Shoal Creek to land rented from Adolph Kohn. About 1940, they stopped making deliveries and sold all their milk to the Austin State Hospital. The dairy moved three more times before the Riordans called it quits in the mid 1950s. Minnie and Daniel had four children: Dan, Joseph, Mike Joseph, Nora, and Maggie. After closing the dairy, Mike went to work for the city and Dan for Phares Detective Agency here in Austin. Nora married Bob Hamilton and moved to Corpus Christi and Maggie died unmarried.

3. 3901 Shoal Creek Blvd. – Temple Beth Israel – The first Jewish temple in Austin was built in 1884 on the northeast corner of 11th and San Jacinto but after nearly 70 years, the congregation had outgrown that facility. In 1957, the new temple was built on the 3900 block of Shoal Creek Blvd. The only road into the Temple was W. 39th ½ Street. It wasn't until 1962 that Shoal Creek Blvd. was extended to 38th Street which provided better access. In 1967, the new sanctuary was dedicated with its four beautiful stained glass windows which can be enjoyed from inside or outside.

On the east side of the temple is a natural spring (Half Moon Spring) which is still active though full of poison oak. The springs in the hillside was one reason why early owners, the Seiders family (pronounced Cedars), had a large strawberry field where the temple and parking lot now stand.

4. 1501 W. 39th ½ Street – As related by Thomas Watkins, Jr. – A pyramidal-roof cottage built by H.E. Groves in 1928 for the Thomas Watkins family. The Watkins family had lived in Camp Mabry earlier. Watkins purchased five acres for \$600 – a narrow strip that ran from about Peterson Street down to Shoal Creek. W 39th ½ Street ended in an old red gravel pit right at Watkins house. When Watkins bought the five acres, the brush was so thick that it took two men

a couple of months working with axes to clear it. The house originally had cedar piers, four rooms, and washboard (or rolled) siding. A room was added to the back in 1948. Watkins kept several cows and a lot of chickens in this acreage. He walked to work at Camp Mabry every day (he was with the railroad by that time). The front yard has three native post oak trees which were good sized trees in 1928 when the house was built. The house sold out of the Watkins family in 1987.

About 1935, son Thomas, Eugene McGuire, Jr., and Wayne Wolf (who lived at 40th and Alice Avenue) made a diving apparatus which they used in Shoal Creek below Fiset's Dam. The headpiece was a gas tank from a Model T Ford with a glass window added. A valve was installed on the side to which a garden hose was connected. An auto tire hand-pump was attached to the other end of the hose. One of their boys would hold the tank over his head and walk under water on the bottom of Shoal Creek while another would pump air into the bubble (unfortunately, the valve was placed right beside the ear so that air was blown into the diver's ear). The apparatus ended up in the bottom of the swimming hole one day and was never retrieved.

5. 4000-4004 Medical Parkway – Written by Richard M. Peterson – “When I was just a young tike, I recall visiting my Grandmother [Louisa Peterson] many times. The address was RR4, Box 25, or 4104 Alice Avenue [40th Street was called 41st Street at that time]. It was a gravel road but became very slick when it rained. The city limits was at 45th street, so it was almost like going to the country. Alice Avenue later became Medical Parkway.

“The ‘old Home Place’ [now gone] was a story and a half. A stairway in the entry hall led to three bedrooms in the attic. The house was built by my Uncle Arley Peterson and my Dad, William Peterson [for their parents, Carl and Louisa]. My Uncle received \$300 and my Dad \$700. The difference was because my Uncle lived at home and my Dad lived away from home. There were lightning rods on the top of the house. The main floor had high ceilings which were popular at the time for the cooling effect. On the north side was a large living room and dining room, divided by a pair of large sliding doors and a kitchen. On the south side was the front porch, two bedrooms, a back porch and the only bath.

“While visiting my Grandmother, I liked to lay down on the living room rug as that was the coolest place in the house, on a hot summer day. There was an old Victrola in one corner. It was a small box with a large horn. I often cranked it up and played some of the many old records. The dining room had a built-in cupboard and a large oval oak table, enough to seat the 10 people who normally ate there, and a wood stove. In the kitchen was a pantry under the stairs and a large wood cookstove with a reservoir which heated water. On the back porch was a wood box, a marble top wash stand, an ice box and a wardrobe for emergency clothes for cold or wet weather. Ice was brought in daily in 50 lb. blocks. Often times there would be a quilting frame hung from the ceiling in my Grandmother's bedroom. In the evening it would be raised to allow a person to walk under it. I also remember her sitting in her rocking chair reading from her Swedish Bible.

“At that time there was living with my Grandmother three bachelor uncles [her sons]: A.A. (Arley) Peterson, A.L. (Alvin) Peterson and G.L. (Linus) Peterson; a cousin Harold Levins [her grandson]; her niece Laura Sternal, and her baby daughter.

“The House and store was situated on 3 ½ acres of land. At the middle of the depth of the land [west of Medical Parkway] was an old barn which at one time was used for the carriage. I don't

remember the carriage but from old photos when I was a baby and the way it was built I assume that was the purpose. There was a stall on one side for a cow and a loft for hay. The grocery was run by my Grandfather [Carl A. Peterson] and Uncle Arley, and was situated on the corner of the property [4000 Medical Parkway]. When my Grandfather, whom I never knew, passed away in 1914, my Uncle Alvin who had moved to California was asked to return to help run the store.



**The Peterson Family – left to right, standing – Alvin, Walter, Amanda, Edward, John, Arley;
seated – Linus, Louisa, Carl, William**

“I remember going into the store [now gone] and helping myself to penny candy. I especially liked the black licorice babies. There were horse shoe nails in a keg and a couple of buggy whips still hung from a wire rack suspended from the ceiling. Also, there were a few bales of hay, chicken and cow feed and two tanks of kerosene. The store was heated by a wood stove in the back. Flour was sold in cloth sacks up to 48 lbs. Sugar was kept in a wooden barrel as was pickles and crackers. Coffee also came in sacks but was put in drawers under the counter. Some drawers contained dried peas, beans and rice and probably some other staples. The coffee beans were ground in a mill as it was purchased. Bacon and cold cuts were sliced to order when purchased. Cheese came in a wheel about 16 inches across. Fresh meat was not then sold in stores, but in Meat Markets. Deliveries were made in a Model T Ford by the early ‘20s.



The Peterson Grocery Store building (now gone) at 4000 Medical Parkway

“In my Grandmother’s declining years she needed help in keeping the household together. Her niece (with the baby daughter) provided this help along with my Aunt Ellen and Uncle Ed Peterson who lived next door (about 4010 Medical Parkway). In the mid ‘20s, due to my Aunt’s declining health and her niece’s employment at the Austin State Hospital, it was agreed that my Mother, Dad, sister Mildred and I would assume the responsibilities of keeping up the household. My Dad added a screened-in sleeping porch with a small room at the end for my Grandmother’s brother [?Ekland]. Thus in July, 1926, we moved to Grandmother’s house.

“I was immediately assigned several chores. On Sundays, I made a six quart freezer of ice cream before going to church. On Tuesdays, I built a fire under the wash pot before going to school. On Saturdays, I helped clean the upstairs rooms and cut the grass. I daily kept the wood box full. My Dad had an interest in raising high-bred chickens so he soon built a large chicken house near the barn. At times he had as many 300 chickens. He also had a 250 and 500 egg incubators and brooders (to keep the chickens warm). He won many first place ribbons and several trophies. He also had a cow and sometimes two. Due to his long interest in raising thoroughbred chickens, he was elected Superintendent of the poultry shows at the county fairs – a position he held for a number of years. The fairs were held at Camp Mabry in several warehouse type buildings. His position gave us unlimited entrance to the grounds and shows. There was horse racing, rodeos and if I remember right polo. All the car dealers displayed their new cars. Other dealers also displayed their merchandise. There was competitions in jams, jellies, homegrown vegetables as well as baked goods. Farmers, orchards and nurserymen entered samples of their crops for competition. John Bremond, as Austin coffee roaster, gave away 2 or 3 oz. cans of

coffee. There was a ‘mechanical man’ who wandered the shows. He could go a long period of time without batting an eye. One attraction was a man who was buried alive, who you could view through a tube.

“I was in the fifth grade and attended Baker School at 40th and Avenue B. To get to school we walked through the State Hospital grounds. There was a set of steps at the fence at 41st and Morningside (which later became Lamar Blvd.). There were three small lakes near our path which was beautifully maintained by a friendly inmate trustee whom we called Red Beard because of his full beard. In the center of one lake was a gazebo on an island. These lakes were then drained into a large lake near 38th Street. The water in the lakes came from the laundry and bathing facilities of the hospital. Often times there would be several groups of inmates out for a breath of fresh air and sunshine, each attended by their ‘keepers’ in white uniforms. Some inmates would try to engage us in conversation which we ignored.

“Some of these keepers had the day off on Sundays so they formed a baseball team. There were other teams in the area so they had matches which I enjoyed. [The baseball field was near the southwest corner of the hospital grounds, 38th and Lamar.] I noted the only cool drink the spectators had was what they brought with them. I came up with the idea of selling soda water. The store let me have the soda water wholesale so I made a small profit. To begin with, I carried the soda water over in two buckets – making several trips. This went over so well I made a deal with 7 Up for a small cooler which I carried over in the car. The first year’s sales were excellent, but the State thought I was a liability so that was the end of that.

“On the west side of the school was a large depression which I was told was formerly a lake created by Mr. Shipe to draw people to his developments of Shadow Lawn and Hyde Park. I believe it was filled in at the time Guadalupe was later paved. A trolley car was routed up Gaudalupe Street to 40th Street where it turned east circled a section of Hyde Park and returned. As the car turned on 40th Street, it would slow down and occasionally some of us boys would pull the trolley off the cable and cause the conductor to go to the back of the car to replace it. This was usually on Halloween. One of the pastimes I enjoyed as a youth was spinning tops and playing marbles. The youth of today are missing some of these experiences as the hard surface of dirt and sand are now mostly covered with asphalt or grass. When I was a couple of years older, I persuaded my Dad to let me trade one of his shotguns for a .22 caliber rifle. With this rifle I often hunted squirrels and rabbits in the pasture in what is now Rosedale. I found a pond below some falls on Shoal Creek where I sometimes fished for perch [between 49th and Hancock Dr.].

“About 1930, although times were hard, my Uncles let me work in the store on Fridays after school and on Saturdays. I drove the Model T truck on deliveries. Lifting 100 lb sacks of feed was quite a chore at my age. Also negotiating the road to McGuire’s Dairy [40th Street] to deliver their groceries was quite a feat. The road was very narrow and often filled with deep ruts which may have helped me keep the truck on the road as the steering was very worn and hard to guide. About 1930, the economy was beginning to improve. My Uncles joined the grocery chain – Red and White Grocers – a group of groceries banded together for buying power. The store was remodeled and a new truck was purchased. During the remodeling I worked full-time. The minimum wage was 25 cents per hour. My first paycheck astounded me as I never had so much money. When school started in the fall I was in Junior High School and my involvement in the store and the community faded. In 1936 my family and I moved from the community. I returned in 1948 and built a home at 1208 W. 40th Street for my own family.”

6. 1503 W. 40th Street – Built in 1945 by Gordon Lloyd for Alvin C. Wilson who sold the house in 1948 to Beatrice and Charlie Joyce for \$8,500. In 1952, the Joyces added a bedroom and bath and enlarged the kitchen; that addition was built by Robert Clark. The Joyces used to square dance on the Ramsey Park tennis courts to caller Buster Craddock. Beatrice (called Pee Wee by friends) was very active in the Rosedale PTA and the Ramsey Park Mothers' Club; Charlie was a pressman for the Austin American Statesman and also writes poetry. Son Chuck played guitar and sang with Kenneth Threadgill in the 1960s. The Joyces still occupy the home.

7. 1509 W. 40th Street – A bungalow built in 1948 by building contractor Waldemar “Babe” Dittrich by his own plan for his own home. He and his wife Frieda had lived in the Rosedale area earlier and when they decided to move back to Rosedale permanently, Frieda selected this lot in Shoalcrest Oaks Subdivision because of the large old oak tree in back. The house had many special touches like crown molding and a built-in ironing board and telephone cabinet. Dittrich was musically inclined and could play the piano, guitar, mandolin, violin, and bass fiddle. He and other old-time fiddlers used to meet every Tuesday night at the Hancock Recreation Center. The wives began coming and finally the Adult Friendship Club was organized in 1953 and still meets every Tuesday night. Frieda operated a beauty shop in her home from 1960 to 1978. Dittrich built several homes in the Rosedale area before his death in 1965. He drew his own plans; one of his favorites was that at 4613 Ramsey which was used for several other houses in Rosedale. Frieda remarried Herbert Gest and they still occupy this home.

A pair of redheaded woodpeckers lives in the trees near the Gest's house.

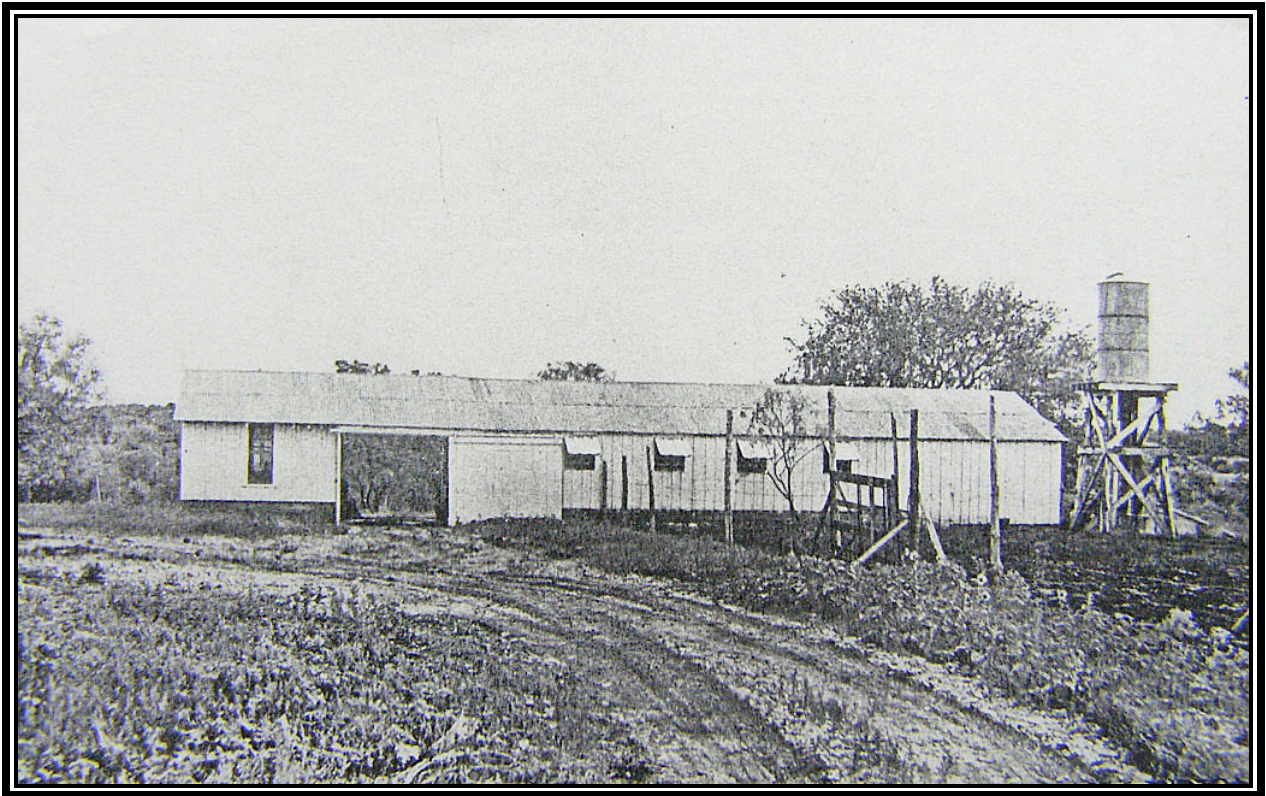
8. 4101 Medical Parkway – Believed to have been built in 1848-1849 by Enoch and Cornelia Johnson. When Austin was founded in 1839, one of the first families here was the Gideon White family. The Whites brought five daughters and eleven slaves from their home in Alabama and settled on the banks of Shoal Creek at Seider Springs (between 34th and 38th streets). When Gideon was killed by Indians in 1842, each of his five daughters inherited a portion of his land. The oldest Cornelia Jane, was married to Enoch Johnson and living in Bastrop at the time. But by 1848, Texas had joined the Union and the promise of federal troops to protect the struggling capital city of Austin from the Indians encouraged the Johnsons to move to Cornelia's 521-acre tract. She and Enoch built their home and farm buildings about 41st and Medical Parkway which at the time was 3 ³/₄ miles from Austin. In 1858, Cornelia was in poor health and the family sold their land to Abner Cook who immediately sold to George Hancock, a prominent merchant and brother to nearby plantation owner, John Hancock. The Johnsons moved to Williamson County near Leander where Cornelia died in 1859 at 38 years of age. The small stone building at 4101 Medical Parkway was said to have been slave quarters under Hancock's ownership. It may have been a primary residence for the Johnsons. If so this structure was built about 1848-1849. It is a vernacular two room plan with a central chimney and large porch across the front.



Cornelia Jane White and husband Enoch Johnson, 1850s

9. 4114 Rosedale – “Walton’s Corner” – A Monterrey style home with cantilevered second story porch built by contractor Jim Pribble in the spring of 1941 for W.A. and Alice King. For \$6,100, Pribble agreed to build a “two story frame residence of seven rooms and a two car frame garage.” The Waltons purchased the home from the Kings in 1946. At the time, all of the trees were very small, having been planted by the Kings. The female cottonwoods in the backyard shed airborne cottony seeds in May and June and it appears to be snowing (more so when the trees were younger). Their leaves are triangular shaped and flutter rapidly in a breeze making a rustling sound. The Spanish word for this tree is “Alamo.” These trees can grow to one hundred feet high and eight feet in diameter and can have a life span of 400 years.

10. McGuire’s Dairy – As related by descendants Nancy Shurtleff and Fred Houston – The dairy covered the area between 40th and 42nd streets, from midway between Ramsey and Rosedale to Bull Creek. Frank William and Ida McGuires bought 17 acres of land from F.T. Ramsey (for \$4,250) on the east side of the creek in 1913 and built their house and barn at that time. The land on the west side of Shoal Creek was leased by the McGuires. The McGuire home (now gone) stood about 4001-4005 Sinclair and the barn and silo were west of it. The house had a hall through the middle. The living and dining rooms and kitchen were on one side and four bedrooms on the other. The McGuires had seven children: Eugene, Florene, Julia, Cecil, Mary, Paul, and Jack. About 1925, the two youngest McGuire boys, Paul and Jack, and a friend tried to build a dam on Shoal Creek about 40th Street. The friend threw a rock for the dam and it hit Paul in the head. Paul had to have a steel plate put in his head.



McGuire Dairy barn, 1939

Eugene “Buddy,” the oldest son, became partners with his father in their dairy operation. The dairy sold milk and cream and also made butter. There was a round “churn” that had a dash attached to a long pole. A mule circled the “churn” and churned the butter. He would stop voluntarily when the butter was ready. A rabbi used to come to the dairy and bless one cow. The milk from that cow was to be reserved for Jewish customers. [According to Rabbi Mark Sack of Congregation Agudas Achim, the Rabbi didn’t need to bless the cow but during Passover, he would have checked to be sure that no grain was mixed with milk during processing.] There was a thick concrete box about 6’ X 4’ in the floor of the barn where milk and cream were cooled by blocks of ice and hauled in by returning delivery wagons. The McGuires had a huge dining room table (sat sixteen people) and every morning Ida McGuire made fresh biscuits. There would be two large trays of biscuits at each end of the table along with platters of eggs and bacon or sausage for breakfast every day. The McGires hired help for milking, including Buster Nelson who lived in the neighborhood.

In 1918, eldest son, Eugene, married and between 1920 and 1925, his father-in-law, John Carlston, built for Eugene and wife Mabel a house at 1407 W. 40th Street. Carlston was a building contractor living in Hyde Park. The Eugene McGuires had four children, two of them born in that house.

In 1937, Ida McGuire died. The day she died, the cattle stampeded and killed all her prize rosebushes which grew on the west side of the house. Frank retired that year. Son Eugene decided to continue dairying but in another location. His father-in-law disassembled the dairy barn and moved it to a location in south Austin where Eugene began dairying. Frank McGuire platted and sold the dairyland that he owned in 1939 and died in 1944 at 84 years of age. Eugene continued to live in the house on 40th Street. He commuted to south Austin twice a day until

1947 when he closed his dairy operation and leased his land to the Riordans. Eugene and Mabel's house sold out of the family in late 1980s.

11. 4202 Sinclair – Built in 1936 by Austrian-born Thomas Simnacher and his two sons, Edmund and Ted, for T.J. O'Connor, first owner. Thomas Simnacher came to this country as a young man and settled in Taylor. There he built St. Mary's Catholic Church. The family moved to Austin about 1911 and here Thomas and his young sons built the large Robert Ziller home on Edgecliff. Thomas, his artist sister Elizabeth, and Mrs. Helena Ziller decorated the Ziller home with beautiful murals. Thomas was artistic and frequently mixed special paints for his houses. The Simnachers were well known for their cabinet work as well. Thomas spoke German and was deeply interested in the fate of Germany in WW II; he would bring a radio to the job site and listen to speeches from Germany.

12. 4300 Block of Marathon, East Side – In the 1940s these were vacant lots. About 1944 a religious sect set up a tent and began holding services. The meetings were very loud with a great deal of shouting and body movement. So loud, in fact, that the residents across the street (the Lloyd Myers family included) pooled money and bought a lot near 38th and Wabash for the religious group, who then stopped holding meetings on Marathon.

13. 4301 Rosedale – Ramsey Park – The existence of the swimming pool at Ramsey Park is due to the efforts of two little neighborhood girls. In 1940, Doris McGuire (of the McGuire Dairy family) 10, 1407 W. 40th, and Laura Ann Sutherland, 11, 4105 Rosedale, carried a petition around the neighborhood demanding a swimming pool in Ramsey Park. Mayor Tom Miller made an application to the W.P.A. (a federal jobs program) and \$8,000 was awarded for a pool. Before the finishing touches, heavy rains filled the pool. Doris and Laura were wading, slipped, and fell in so they were the first children to swim in the pool. They called it the "Rainbow" swimming pool because it had so many colors of cement. There were 600 children in the neighborhood when the pool opened in 1942. The city provided lifeguards and later put in softball fields, tennis courts, and a shelter. The Ramsey Park Mothers' Club worked for several years raising money to help equip the park. (See 1994 Rosedale Ramble for more details of the park during the 1940s.)

But by 1990, the only play equipment left were one metal slide and three small toddler swings. With the help of Friends of the Parks (a non-profit city-wide organization), Rosedale residents went to work to re-equip the park. Fourth of July carnivals at Ramsey Park, silent auctions, garage sales, and food sales supplemented by contributions brought in \$7,500. Seton Hospital contributed \$2,500 bringing the fund to the \$10,000 needed to purchase a youth playscape. The youth playscape was installed by the City and opened in 1991. A similar effort to provide a toddler playscape was begun in 1993. The neighborhood raised \$5,000 and although the city matched funds, they did not participate in the design or installation. The toddler playscape which opened in July of 1994 is handicap accessible. Once again our park is a focal point for neighborhood gatherings and children's activities for the 1200 households in Rosedale.

14. 4301 Sinclair – Tudor Revival with multiple gables, elaborate chimney, and arcaded porch built in 1935 by Herman Ladewig (from Taylor) for \$4,000. It was a "6-room brick veneer house and double garage with servants' quarters." The servants' quarters were built on top of the garage. The original owners were the Archie Long family (he was a coal Hauler) who had two children, but by 1955, the Morris Moore family lived here. Moore took the "servants' quarters" off the top of his garage and moved it to the lot next door (4303 Sinclair which he also owned) for living quarters for his mother. The Moore's eight children expanded into the upstairs where

two bedrooms were finished. The next owners (1960-1985) were Wylie and Wynona Wood with five children. Present owners, the Muldrows, have added a bath and made other improvements; they have four children. This house has sheltered nineteen children in its life so far. Is this a record in Rosedale?

15. 4315 Ramsey – Red brick Tudor Revival with massive chimney built by T.W. Crow in 1936 for his own home. Crow was head of the milling division for Cash Lumber Company. Crow included bay windows in the living room and narrow hardwood floors throughout. In 1942, the Crows switched houses with the C.H. Cochran family who had been living at 3608 Grooms Avenue. The Cochran family has lived here now for 53 years. In about 1964, Hubert Cochran added a room on the back of the house himself. Wife Thelma was originally from Mahomet (near Bertram) where the Ramsey Nursery (well known in the history of Rosedale) was first established. In fact, Thelma's brother's (Murray) farm was on the old Ramsey Nursery Tract. About 1900 Ramsey had been approached by the U.S. Agricultural Department and asked to attempt to grow trees and find a commercial use for the fruit of a plant from China called jujube (pronounced joo joo bee). Ramsey succeeded in propagating jujube trees in Mahomet as well as in Rosedale. Hubert Cochran's parents, Travis and Viola, made preserves from the fruit using a recipe obtained from Texas A&M. Viola's granddaughter, Le Ella Cochran, shares her grandmother's recipe for **Jujube Preserves**:

- 1 lb. sugar
- 1 lb. jujube fruit, washed
- 1 cup water
- 1 lemon, sliced thin

Bring water and sugar to a boil, add fruit. Bring to a second boil before adding lemon. Cook until juice is thick and a dark color. Pour into sterile jars and seal. Water bathe, if desired. The jujube has an inedible seed like a date. Viola left the seed in the fruit to keep the preserves from being mushy. This meant you had to avoid the seed when spreading or eating the preserves. But if you don't mind mushy preserves, remove the seed before cooking.

In the Rosedale neighborhood, jujube trees are located at 49th and Lynnwood, 44th and Shoalwood, and 40th and Rosedale. Please do not trespass.

16. 4400 Rosedale – Stone Tudor Revival with multiple gables and arched entry built in August and September, 1936, by contractor Fred Denson for John and Mary Byrd. The contract called for "one five-room rock veneer dwelling and single garage" for \$2,900. The photo was taken five months later. In the 1990s, the rockwork for a front porch was completed.



4400 Rosedale Avenue, February, 1937, looking west down 44th Street

17. 4409 Rosedale – Lee and Katie Hull bought this lot for \$270 and contracted in March, 1935, with L.L. Kline to build a house. The Hulls received the first F.H.A. (Federal Housing Administration) loan in Austin. Hilliare Nitschke, developer, provided the plans and John Clark did the brick work. The house cost \$2,350. This pier and beam house is essentially unchanged. On the east side of the house is a pomegranate left from the days of the Ramsey Nursery when rows of pomegranate and black walnut trees stood where the house now stands. There has never been a fire in the fireplace, and the many windows all have their original wood blinds installed about 1945. The Hulls, after living in this home for sixty years, recently sold it. Look carefully at the brickwork on the front of the house and try to find the two rosettes (the color creates a design resembling a rose). This home is a fine example of the Tudor style with multiple gables and large chimney.

18. 4411 Medical Parkway – Bungalow with jerkinhead roofs, an offset porch, and exposed rafter tails built in 1930-31 for building contractor Waldemar “Babe” Dittrich and wife Frieda by Calcasieu Lumber Company. The Dittrichs lived here until 1939. Both “Babe” and Frieda worked at the Blind School where they met. Dittrich had his own crew for building houses and built several in the Rosedale area. Frieda became active in the business in 1936 when Social Security was passed by Congress; she kept the records for all the workers and handled

paychecks. Later Frieda operated a beauty shop in her home. When the Dittrichs built this house, Alice Avenue (now Medical Parkway) was a gravel road. There was no gas line serving their home; the Dittrichs signed an agreement with the gas company to buy all gas appliances from the company in return for a gas line being run to their house. The Dittrichs used to sit on their porch at night and be treated to constant entertainment by “spooners” among the fruit trees and bushes left from the Ramsey Nursery stock.

19. Jung Dairy – As related by descendant Odas Jung – Charles Jun, Jr., was a bricklayer for many years until he discovered that dairying might be easier. Starting about 1917, he rented or leased several places on Fredericksburg Road until 1928 when he purchased 12 acres between Bull Creek and Shoal Creek Blvd. Jung was one of only three independent dairymen who had his own pasteurization plant. He built his own steam room to sterilize bottles and milk cans. When he sold the facility in 1942, he was milking 104 Jersey cows for 200 gallons per day. The Jung Dairy extended slightly into what is now Rosedale – the lobe formed by Great Oaks Parkway south to 45th Street. Jung, whose grandparents had come from Czechoslovakia in 1857, died in 1971 at the age of 84. His residence was 4601 Bull Creek Road, with the barns, silo, and other outbuildings north of the house. Charles and Nila (his first wife) had three children: Vernon, Odas, and Johnny. Charles’ second wife was Dora; they had no children.

20. 4507 Ramsey – A cottage style home built in 1940 by Loyd Elliott who sold the house and lot to H.E. and Virginia Meadows for \$3,800. The house was purchased in 1952 by Leona and M.O. “Mo” Dodgen for \$9,000. Mo was an independent air conditioning serviceman who concentrated mainly on commercial installations. But over the past 40 years he has worked on window units, floor furnaces, and central systems in over 50 houses in Rosedale. Soon after purchasing their home on Ramsey, the Dodgens added a room and a bath on the back side and put asbestos siding outside. A concrete porch was added in July, 1979, the month it rained ten and a half inches. The columns on the front porch are each composed of three panels of acorn-cluster design solid cast iron installed by Mo, who still occupies the house. Leona recently died and Mo and his two sons helped build a Nazarene Church in her memory in Honduras.

21. 4515 Ramsey – A cottage style home built in 1939 by T.B. Bryan for \$2,830.50 for contractor A.R. Puckett. The first residents were the Joseph Arnette family. In 1954, the Arnettes added a bath and a large room on the back. Joe was the Secretary of the State Board of Pharmacy for seventeen years. Joe and Lucille were the first P.T.A. presidents at McCallum High School. The Arnettes had two children: Mary Ann and Jay. Mary Ann was a cheerleader at McCallum and a Blue-Bonnet Belle Finalist at the University of Texas, where she graduated with a B.A. degree. Son, Jay Arnette, played basketball and baseball at the University of Texas 1956-1960 and was on both teams when they each won the Southwest Conference Championships in 1960. Jay went to the 1960 Olympics in Rome and played basketball winning the gold medal. He then played professional baseball in the Los Angeles Dodgers organization and played professional basketball for the Cincinnati Royals. He is now an orthodontist in Austin. Jay courted and married a neighborhood girl, Betty Watson. As proof of his affection, he carved their initials with a heart on a tree in the 4700 block of Shoal Creek Blvd. The Arnettes sold the house in 1969 to the Smiths who still occupy the home.

22. 4516 Shoalwood – A Colonial Revival cottage with classical entry built in June of 1935 by Forrest, J.S., and Calvin Preece. The Preeces dug a cesspool in back of the house and left the ladder in the hole (approximately six feet deep). The rains came and overnight the hole filled with water and the ladder floated out of the hole.

By June 15, 1935, it had been raining for two days. Between 10 and 11 Am on June 16, 1935 Shoal Creek went out of its banks. According to newspaper accounts, most of the superstructure of the relatively new Tom Miller dam was swept away. The only Austin bridge over the Colorado River to survive was the Congress Avenue bridge. The power generators were flooded and there was no electricity, the water system was contaminated, and highways were washed away. The damage was estimated at \$15,000,000 to the city but there was no damage at 4516 Shoalwood.

23. 45th to 49th Streets from Shoal Creek Blvd. to Sinclair – Many residents have seen one or more “albino” squirrels in this area. The squirrels are more blonde than white and appear to be slightly less afraid of people and cars than normal.

24. 1601 W. 47th Street – Home of the Birdhouse Lady – A Ranch style home built in the spring of 1938 by John E. Schieffer (with carpenter Dusty Rhodes) for the Kenneth Sanders family. This “one-story frame residence and double frame garage” cost \$2,550. Silas and Julia Foster owned the home from 1942 to 1946 when Lillian and Lloyd Myers purchased the house for \$5,000. Myers became the head boss for the LCRA Buchanan and Inks dams in 1947. From 1955 to the present, Myers’ daughter Lillian Russell (named for the movie star) and her husband, Bill Brown, have lived here. In 1979, the Browns added a second story and extended the side porch for a den and sunroom in order to accommodate some family furniture inherited by Russell. The Browns have on the average of 25 birdhouses at all times. Russell began building birdhouses 56 years ago and she occasionally sells some. The cedar rail structure in the back is a picnic arbor built in the late 1950s from a rail fence from a family ranch below Inks Dam. The house is shaded by large native elm trees.

25. 4701 Burnet Road - Hubbard’s Baseball Inn – As related by descendant Velin Hubbard Kallus Hughes – Now gone, this neighborhood tavern was opened in 1934 by Arthur B. Hubbard, who played professional baseball first with the Philadelphia Phillies farm team and later in the Texas League with the Fort Worth Cats. Hubbard was born in Pennsylvania in 1875 and went to college in Des Moines, Iowa, where he met Henry Disch. Henry told his brother, Billy, about Hubbard’s baseball talents and Billy got Hubbard to move to Texas in 1901 to play for St. Edwards College and later for Fort Worth. In 1903, Hubbard married Selma Agnes Fruth of a long-established Austin family. About 1908, Hubbard bought 700 acres near Spicewood Springs and began farming and cutting and selling cedar. Hubbard moved his operation to 39th ½ Street and Bailey Lane (1201 W. 40th Street was the address since 39th ½ Street was called 40th Street) to a half-acre tract which was outside the city limits. When the city limits was changed to 45th (about 1936), Hubbard bought a seven-acre tract on Burnet Road and moved his wood operation there. He converted an old gas station on that tract to a tavern called the Baseball Inn. The tavern was crammed with baseball memorabilia including baseballs signed by Babe Ruth, Dizzy Dean, and Honus Wagner. The tavern proved very successful. Hubbard ran the Baseball Inn until he died of cancer in 1945. His wife, Selma, and daughter, Velin, kept the inn running until 1946 when Velin’s husband, Lester Joseph Kallus, returned from service in the Pacific during WW II with the 13th Air Corps. Kallus was as much a favorite with customers as had been Hubbard. Kallus was there from 7 Am until at least 10 PM every day except Thanksgiving and Christmas. Peak business hours were those when people coming home from work would stop. In the evenings, husbands and wives and even children would come (the children played out back). During the later years, there was no jukebox – conversation and frequent ball games on a small television were the only entertainment. In mid-1969, Kallus died and the Baseball Inn was closed after 37 years as a Rosedale institution. The property is still retained by daughter Velin, though the building is now gone.

26. 4705 Shoalwood – Built in 1950 by W.T. Walker and Sons for Eldridge and Edith Naumann Walker (no relation) Eldridge Walker was superintendent of the lumber department for Calcasieu Lumber Company and worked there for 43 years. He handpicked every board and every door in the house. The lot had stood vacant for many years but Eldridge was able to buy it from the absentee owner by sending him a cashier's check for \$1,200 (more than the going rate) and telling him if he accepted the check, send the deed. And he did. Edith worked at Naumann's Grocery and handled the sno-cone stand that was on the corner of the grocery store lot at 47th and Burnet Road. The Walkers must have had the first television in this end of the neighborhood – daughter Latrell's whole class walked down from Rosedale school to watch the coronation of Queen Elizabeth of England in 1953. One of Eldridge's brothers has Walker Tire Company. The Walker family still occupies the house which has remained unchanged since 1950.

27. 4808 Shoalwood – In the south front yard stands an oak tree which the Austin Tree Registry of 1976 documented as the 16th largest tree in Austin. This tree is a remnant of a large old grove of oaks which extended north at least to Lawnmont and east to Burnet Road. The house was built in the fall of 1940 by Barney P. Slaughter for Milburn and Helen Lathan for \$3,900 but was significantly remodeled in 1970 by Milton Morse whose family lived here for ten years. The tree is lighted and can be enjoyed at night when the lights are on.

28. Hancock's Dairy – In 1866, John Hancock (a prominent lawyer and judge) purchased the 521-acre farm inherited by Elizabeth White Moore. The Moores had built a large log home and had numerous outbuildings including a small log barn, a rock summer kitchen and a well which all still stand at 4811 Sinclair. A large barn was just southwest of the house. Hancock let his two nephews, James and William Hancock, live in the Moores' old log house. When Hancock was elected to the U.S. Congress in 1871, James and William oversaw the farm. Probably during the 1870s, James and William started a dairy on a tract of land between 40th and 49th, and from Burnet Road nearly to Shoal Creek. In 1880, they advertised for a milk wagon driver so we know the dairy was in full swing by that time. A rock incised with "Hancock's Dairy, 1884" was found during archeological excavations at 4811 Sinclair, which was the residential headquarters of the Hancocks Dairy. The dairy continued until 1899 when the land was sold to Franz Fiset. The following excerpt from the book Tales from the Manchaca Hills by Edna Turley Carpenter (daughter-in-law of William Hancock's wife) is about the Hancock's Dairy"

"Several Manchaca boys, including Sid [Summerrow], took turns driving a milk wagon from Judge Hancock's dairy into Austin. The Judge also raised fine race horses on his place, and surprisingly, he allowed them to be hitched to the brightly painted milk cart. Despite the handsome appearance of the conveyance drawn by blooded horses, the boys were apprehensive as they drove by the insane asylum [Austin State Hospital]. And rightly so, because the inmates frequently escaped and jumped into passing buggies and wagons.

"As Sid was driving in the vicinity one day, he was positive that he heard someone jump through the back door of the closed milk wagon. Who else but a lunatic on the loose would do such a thing? Sid yelled at the top of his voice and began whipping the race horses, not even letting up as they approached the dairy gate at the foot of a hill. The horses and wagon achieved a speed equal to that of a lizard in love shortly before they crashed through the gate. The other boys heard the fearful racket and ran out to find the cart overturned, the harness torn, and Sid, as well as the horses, wild eyed and panting. 'The is right in there,' said Sid, pointing to the wagon, 'but he's not agoin' to kill me!' The other boys, but not Sid, warily opened the milk wagon door. Nothing but empty milk cans clanked out."

28. Wallis Dairy – In 1902, John P. Wallis, an Englishman, and his wife Hulda (born in Sweden), purchased the northern half of the Hancock dairy tract – from just north of 45 to 49th streets, from Burnet Road to Shoal Creek – from Franz Fiset. Wallis had earlier worked for a dairy here in Austin. He and Hulda soon started their own dairy. They fed bran (manufactured by Dittlinger Mills in New Braunfels) to their cattle – we know this because Hulda saved the sacks and used them as canvas on the wood walls of the remodeled log house at 4811 Sinclair in which they lived. The Wallis Dairy had a black milk wagon pulled by a black horse with John P. Wallis Dairy written on the sides. By 1930, the Wallises had phased out their own dairy and John went to work for the Lunatic Asylum (Austin State Hospital) as a dairyman. John and Hulda had no electricity, no running water in the house, no bathroom, no kitchen cook stove. They did have a car – an old Jordan with broken motor mounts. Hulda cooked on a fireplace from 1902 to her death in 1952. In 1947, a neighbor put a toilet in the little log barn for the elderly couple. John died in 1949. The Wallis had no children and no other family in this country. They lived recluse lives partly because their pack of Pit Bulls and Airedale dogs frightened neighbors. The dogs eventually got into a hog pen of neighbor Otto Gold who shot four of the dogs. In their later years, the Wallises were befriended by Winnie Ramsey and husband Hilliare Nitschke (according to Hulda's will Hilliare saved Hulda's life at one time) who eventually purchased their land (then approximately fifty-six acres) and developed it as Rosedale G, H, and Rosedale Estates.

28. 4811 Sinclair – This old log and limestone farmstead was built in 1849 and was headquarters to both the Hancock and Wallis dairies. There are three chimneys in the farmstead which furnish homes for Chimney Swifts. These birds are the only birds to nest in chimneys, and they eat moths and mosquitoes like Purple Martins. At dusk each day, swifts can be seen circling very fast, hovering, and then dropping into the chimneys. One or more pair will nest per chimney and will return year after year. Their small nests are twigs stuck together with saliva attached to the side of the chimney. One brood of three to six eggs per year is common. Swifts winter in Peru returning to Austin in March and April and leaving again in November.

The Collins are celebrating a National Register of Historic Places plaque awarded in 1994 to the Moore-Hancock Farmstead. It will be displayed with the Texas Historical marker in front of the buildings. The private home of the Collins family, the Farmstead will be open for touring Saturday, May 13, from 10 Am to 3 PM.

29. 5000 Burnet Road – Both house and garage apartment were built in 1938 by Nathan Baker. The Bakers lived there only a year or two and then rented the house out. The house changed hands in 1944 and again in 1946. The B.S. Littlepage family lived in the house from 1946 into the 1960s. For several years in the 1960s, the house was a scientology church. The house stood empty for years before being purchased by the Collins family (Charles, Mike, and Walter, three generations). The Collins have restored the buildings and now use them for offices. The house is a rare example of a two-story Bungalow. It features a jerkinhead roof, knee brackets, and exposed rafter tails.

There is a small mott of native Texas persimmon trees in the front yard. In the fall, a small fruit forms which is black when ripe and has three to eight seeds. The pulp is orange. When the fruit is so ripe that it drops from the tree naturally, it is sweet and makes delicious pudding and cake. If eaten before fully ripe, it causes puckering of the mouth. The black juice is used to dye animal skins and the wood for tools and engraving blocks.

If you notice any mistakes in these notes or can add additional information about these subjects or other subjects in the Rosedale neighborhood, please call Karen Collins 323-2470. Your help in collecting and preserving our Rosedale history is greatly appreciated.

Photos courtesy of Richard and Dick Peterson, E.S. Johnson of Leander, Nancy Shurtleff, and the Austin History Center

1995 Rosedale Ramble Map

