

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
OCTOBER 26, 2015
NRD-2015-0112
West Line National Register District
611 West Lynn Street**

PROPOSAL

Demolish the turn of the century structure.

This property has been before the Historic Landmark Commission in 2003 for a demolition. The Historic Landmark Commission voted at that time to deny the permit and initiate historic zoning with an 8-0 vote. The application was withdrawn before the Historic Landmark Commission could make a recommendation on Historic Landmark Zoning.

In 2006 an application was submitted by Old West Austin Neighborhood Association to designate the property as a Historic Landmark. The application was again withdrawn before the Historic Landmark Commission could make a recommendation on Historic Zoning. The staff recommendation was created for this case (C14H-06-0022) and staff's recommendation was to designate the property as a Historic Landmark.

ARCHITECTURE

One and a half-story side gabled frame house with a front-gabled brick entry bay. It has a round-arched doorway a gable front bay window, single and paired 2:2 windows; partial width screened porch to the right of the entry and shed and gable front dormers. The building has both Classical Revival and Tudor influences.

The building was originally built in 1899 and over the years has had many additions and expansions. The majority of these changes took place prior to 1935. Since 1935 limited structural changes have been made to the house with the exception of first floor bedroom on the east (rear) side of the building. These rooms were removed by the Dildy's due to deterioration.

HISTORY

The house was built around 1899 for Roy and Helen Slaughter. Slaughter bought this property when he was a clerk for Brown Brothers, the city's most prominent mortgage and banking firm. Slaughter became the land and mortgage agent for Brown Brothers by 1910 and was a principal in the company by 1913 a position he held until his death in 1944. Mrs. Helen Slaughter lived in the house for several years afterwards, then sold the property to Dr. Charles B. Dildy, a physician, whose family still owns the house. Dr. Dildy was a "neighborhood" physician, with a general practice in the Capital National Bank Building and later on West Avenue and finally in his home.

STANDARDS FOR REVIEW

This property is within the Old West Austin National Register Historic District and the Secretary of the Interiors Standards are used for review. As this application is for a demolition, we also have to determine if the property is eligible for Historic Landmark Designation so the designation criteria in the City of Austin Land Development Code will be used.

§ 25-2-352 HISTORIC DESIGNATION CRITERIA.

(A) The council may designate a structure or site as a historic landmark (H) combining district if:

- (1) the property is at least 50 years old and represents a period of significance of at least 50 years ago, unless the property is of exceptional importance as defined by National Register Bulletin 22, National Park Service (1996);
- (2) the property retains a high degree of integrity, as defined by the National Register of Historic Places, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity; and

(3) the property:

- (a) is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark; or

(b) demonstrates significance in at least two of the following categories:

- (i) Architecture. The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique relating to an example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building. A property located within a local historic district is ineligible to be nominated for landmark designation under the criterion for architecture, unless it possesses exceptional significance or is representative of a separate period of significance.
- (ii) Historical Associations. The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.
- (iii) Archeology. The property has, or is expected to yield, significant data concerning the human history or prehistory of the region;

- (iv) Community Value. The property has a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
- (v) Landscape Feature. The property is a significant natural or designed landscape or landscape feature with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Postponement to November 16, 2015 Historic Landmark Commission or to initiate historic zoning as the Slaughter-Dildy House is significant for its architecture and its association with Roy Slaughter, a principal of Brown Brothers, one of the city's most prominent banking institutions, and with Dr. Charles Dildy, a local physician. If the Historic Landmark Commission releases the permit, a City of Austin Documentation package should be submitted before the permit is released.

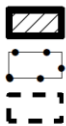
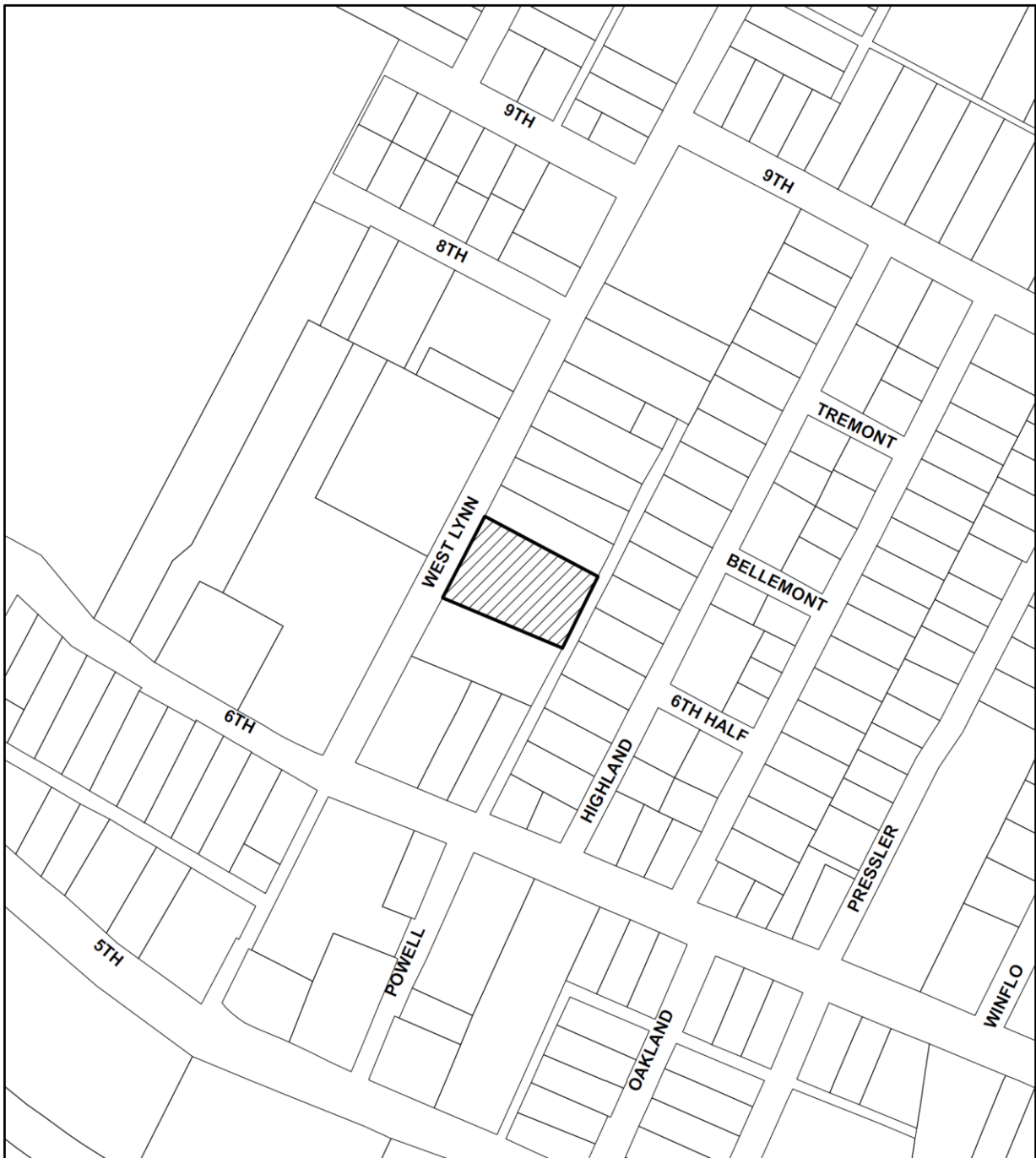
The property meets the Historic Designation Criteria as it is at least 50 years old and it retains a high degree of integrity in its architecture. While the original turn of the century building has been added onto over the years, the structure that remains today retains historic integrity as the building remains primarily the same as it was as shown by the 1935 Sandborn Maps and is therefore the changes have acquired significance. The property was also listed as a potential individual listing in the West Line National Register Historic District nomination from 2005.

The property also demonstrates significance in its architecture as an example of a transitional time period in Austin with the use of both Colonial Revival and Tudor influences. These details are evident on both the exterior and on the interior details as well.

The property demonstrates significance for its association with Roy Slaughter and Charles Dildy. Roy Slaughter was executive-director of Brown Brothers and he worked his way up from clerk to the executive director while living at 611 West Lynn. During his leadership at Brown Brothers, he had a large community impact and contribution as they helped shape and were instrumental in the formation of state laws defining land titles and real estate loans, which have formed the both Travis County and the entire state into what it is today. Mr. Slaughter was also the grandson of a founding colonist of Travis County and this families importance is reflected in its prominence of names throughout the city (ie Slaughter Creek and Slaughter Lane)

After Mr. Slaughter died in 1944, the house was sold to Charles Dildy. The family still retains ownership of the house today. Charles was a physician who had a practices located during various times at 806 Congress in the Capitol National Bank Building, 801 West Avenue, 504 W. 17th Street, as well as at his residence. Many neighborhood residents referred to Dr. Dildy as the neighborhood doctor and he was responsible for delivery many of the babies within the Old West Austin Neighborhood between 1949 and when he stopped practicing before in death in 2001.

LOCATION MAP



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

CASE#: NRD-2015-0112
Address: 611 WEST LYNN STREET



1 " = 200 '

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

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

611 West Lynn Street

Circa 1900



OCCUPANCY HISTORY

**City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2015 and October 2003**

1992	Charles P. and Magdalen Dildy (owner), physician.
1985-86	Charles P. and Magdalen Dildy (owner), physician.
1981	Charles P. and Magdalen Dildy (owner), physician.
1977	Charles P. and Magdalen Dildy (owner), physician.
1968	Charles P. Dildy (owner), physician with offices at 504 W. 17 th Street. His wife Magdalyn was his secretary.
1963	Charles P. Dildy (owner), physician with offices at 504 W. 17 th Street. His wife Magdalyn was his secretary.
1960	Charles P. Dildy (owner), physician with offices at 504 W. 17 th Street.

1957	Charles B. Dildy (owner), physician with offices at 801 West Avenue.
1954	Charles B. Dildy (owner), physician with offices at 801 West Avenue.
1949	Charles B. Dildy (owner), physician with offices at 806 Capitol National Bank.
1947	Robert L. Slaughter (owner), no occupation listed. His wife Helen was junior director of the American Red Cross.
1944-45	Mrs. Helen Slaughter (owner), widow Roy L. Slaughter
1940	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance, offices in the Scarbrough Building.
1937	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance. Rear: Dona Brown, no occupation listed
1935	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance. Rear: Dona Brown, no occupation listed
1932-33	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance Rear: Dona Brown, no occupation listed
1929	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1927	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1924	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1920	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1918	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1916	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1914	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1912-13	Roy L. and Helen Slaughter (owner), principal in Brown Bros., real estate loans and insurance.
1910-11	Roy L. and Helen Slaughter (owner), land and mortgage agent, Brown Bros.

1909-10	Roy L. and Helen Slaughter (owner), manager, Brown Bros.
1903-04	Roy L. and Helen Slaughter (owner), land inspector, Brown Bros.
1900-01	Roy L. and Helen Slaughter (owner), clerk, Brown Bros.
1898-99	Address does not appear. Roy L. Slaughter is a real estate clerk at Brown Bros., and boards at the Hotel Orr.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 48

West Line Historic District
Austin, Travis County, Texas

Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
811 B	Theresa	1980		Domestic Aux: Apartment	Neo-Tudor	NC
812	Theresa	1915		Domestic Bungalow, Side Gable w/ Dormer	Craftsman	C*
813	Theresa	1925	1990	Domestic Bungalow, Front Gable	Craftsman	C
814	Theresa	1925		Domestic Bungalow, Front Gable	Craftsman	C
815	Theresa	1925	1995	Domestic Bungalow, Multi-Gable	Craftsman	C
900	Theresa	1920	1980	Domestic Bungalow, Front Gable	Craftsman	C
901	Theresa	1925	1990	Domestic Bungalow, Front Gable	Craftsman	C
902	Theresa	1925		Domestic Bungalow, Side Gable	Colonial Revival	C
903	Theresa	1925	1990	Domestic Bungalow, Front Gable	Craftsman	C
904	Theresa	1925	1995	Domestic Bungalow, Front Gable		C
905	Theresa	1925	1990	Domestic Bungalow, Gable On Hip	Craftsman	C
1601	Waterston	1935		Domestic Bungalow, Cross Gable	Tudor Revival	C
1603	Waterston	1935		Domestic Aux: Garage Apartment, Hipped Roof		C
1605	Waterston	1930		Domestic Side Gable		C
1607	Waterston	1930		Domestic Bungalow, Cross Gable	Craftsman	NC
1607 rear	Waterston	1930		Domestic Aux: Shed		NC
1609	Waterston	1935		Domestic Bungalow, Cross Gable	Craftsman	C
1611	Waterston	1939		Domestic U-Plan		C
1611 rear	Waterston	1935		Domestic Aux: Shed		NC
1613	Waterston	1925		Domestic Gable On Hip	Craftsman	NC
1615	Waterston	1935		Domestic Side Gable		C
1615 rear	Waterston	1980		Domestic Aux: Shed		NC
1617	Waterston	1935		Domestic Cross Gable	Tudor Revival	C
1619	Waterston	1935		Domestic Cross Gable	Tudor Revival	C
1621	Waterston	1915	1950	Domestic Bungalow, Hipped Roof		NC
1623	Waterston	1935		Domestic Side Gable		C
1625	Waterston	1920	1965	Domestic Pyramidal		NC
1625 B	Waterston	1950		Domestic Aux: Garage Apartment		NC
505 A	West Lynn	1930		Domestic Bungalow, Side Gable	Craftsman	C
505 B	West Lynn	1900		Domestic Modified L-Plan, Gable On Hip	Classical Revival	C*
507	West Lynn	1925		Domestic Cross Gable	Craftsman	C
509	West Lynn	1940		Domestic Apartment, Side Gable		NC
609	West Lynn	1890		Domestic L-Plan	Queen Anne	C*
610	West Lynn	1876	1897	Domestic Complex Roof	Queen Anne	NR
611	West Lynn	1890	1930	Domestic Cross Gable	Classical Revival	C*
613	West Lynn	1920		Domestic Bungalow, Front Gable	Craftsman	C
615	West Lynn	1920		Domestic Bungalow, Front Gable	Craftsman	C
617	West Lynn	1915	1935	Domestic Bungalow, Front Gable	Craftsman	C
705	West Lynn	1895	1920	Domestic Center-passage, Side Gable	Classical Revival	C*
706	West Lynn	1983		Domestic Contemporary		NC
707	West Lynn	1910		Domestic Bungalow, Side Gable	Craftsman	C
707 rear	West Lynn	1925		Domestic Aux, Front Gable	Craftsman	C
709	West Lynn	1985		Commercial		NC
710	West Lynn	1910		Domestic Bungalow, Front Gable	Craftsman	NC
800	West Lynn	1900	1980	Domestic Hipped Roof	Classical Revival	NC
800 rear	West Lynn	1980		Domestic Aux: Garage, Front Gable		NC
801	West Lynn	1980		Domestic Apartment, Rectilinear Plan		NC

C=Contributing

NC=Noncontributing

NR=Listed in the National Register

C*=Individually eligible for NR listing

From West Line National Register Nomination. 2005.

**611 West Lynn Street
Austin,
Texas**

**Historical Research prepared for the October 27, 2003 Historical Landmark Commission
Public Hearing on Historic Demolition Permit**

File Number: HDP-03-0153

**Prepared by Paige Frederick-Pape
on behalf of OWANA
Resident: 1202 Shelley Ave
October 27, 2003**

Historical Documentation – Occupancy History

Occupancy Research for 611 West Lynn Street, Austin, Texas
(Sources: Austin Directories for the years stated)

<u>Year</u>	<u>Occupant Name and Reference</u>
1899 ^o 1900	Owner, Roy L. Slaughter and his first wife Alma H. Slaughter Slaughter was a real estate clerk for Brown Brothers Co.
1943	Owner, Mrs. Helen R. Slaughter (widow of R.L. Slaughter)
1949	Dr. Charles B. Dildy and Mrs. Magdalen Dildy, owners.
2003	Owners currently listed: Charles B. and Magdalen Dildy/Dildy Trustees

Historical Narrative

Historical research for: 611 West Lynn Street, Austin, Texas

Research of the structure/residence:

The residence at 611 West Lynn Street is remarkable in that it has been owned by only 2 families during its history. As researched in the Austin City Directories, the home was first occupied between 1899 and 1900. The construction date would fall in the same date range of 1899-1900.

Additional deed research will provide a more definitive construction date.

According to Kathleen Dildy Labay (daughter of second owners, Charles and Bertha Magdalen Dildy) the home was originally smaller than its present size, most likely a one story 3-room structure. The original fireplace and mantel can be seen in a closet under the current staircase to the second floor.

Research of the 1885, 1889, 1894, and 1900 Sanborn maps have found that the maps are limited to the area east of Shoal Creek and do not include the address in question. The attached Sanborn maps will show structural changes to the residence in 1922 and 1935. Since 1935 limited structural changes have been made to the house, with the exception of the first floor bedrooms on the east side (these bedrooms were not shown prior to 1935 the map). These rooms were removed by the Dildy's due to rot and deterioration (per 10/26/03 oral history conversation, Ann Gannaway of Woolridge Drive, Austin, Texas).

Historical Narrative

Historical research for: 611 West Lynn Street, Austin, Texas

Research of the history/biography

Slaughter Family

The first notable resident and owner of this property was Roy L. (R. L.) Slaughter and his first wife Alma H.

R. L. Slaughter was the grandson of S. F. Slaughter, who was granted land as a colonist of S. F. Austin in 1835, and was one of the original settlers of Travis County. S. F. Slaughter settled on his ranch land, which included and was named for him, Slaughter creek. S. F. Slaughter's son, Confederate Captain Augustine Benjamin (A. B.) Slaughter had four children; his son R. L. Slaughter was born in 1872.

As a young man, R. L. Slaughter attended Southwestern University in Georgetown, Texas and completed his law degree from the University of Texas.

By the time R. L. Slaughter had moved into the 611 West Lynn Street property sometime around 1899, he was already an established employee of Brown Brothers Co. He successfully worked his way up in the prominent real estate and mortgage firm—starting as a real estate clerk in 1898, land inspector 1903, and by 1910 was executive director of firm.

The Brown Brothers Co. was started by two Scottish brothers in Austin in 1883.

“BROWN BROTHERS—An important acquisition to the financial interests of the State of Texas generally, and of the city of Austin particularly, is exemplified in the enterprise of Brown Brothers, a firm which has been in successful operation here since 1883. The firm has at its command immense sums of money, which it is prepared to loan to borrowers, simply to earn interest for the corporation which it represents, these latter being: The Scottish-American Mortgage Company, Limited, of Edinburgh, Scotland; and the American Mortgage Company, Limited of Edinburgh. The concern invest annually a half to one million dollars in farm loans and has at present over three millions of dollars in mortgages on farms and city real estate.

At the time this firm was organized, state laws regarding land titles were not well defined, and the firm of Brown Brothers has done more than any other firm in Texas towards getting the passage of proper legislation put through the Legislature in the protection of these titles. This is one of the two distinct services rendered by the company to the state, the other being the bringing here from Scotland and England of immense sums of money for the development of wild Lone Star Land. R. L. Brown, the former direct head of the firm, died in November 1910, and since that time R. L. Slaughter has been the executive director of the concern.”

(Texas History-Johnson: Brown Brothers published company information; AF-Biography file: Slaughter. Austin History Center)

In 1924 Brown Brothers Company, (directed by Slaughter) produced a 12-booklet outlining the community contributions and accomplishments of the firm. (See attachment). The Brown Brothers Company existed in the Austin City Directories until 1946 at which time it disappears from the directories entirely. Further research is needed to determine if the company was bought and still may be in existence today or closed altogether.

On March of 1944 R. L. Slaughter age 72 died at his home on 611 West Lynn Street. He was survived by his second wife, Helen R. Slaughter, many nieces and one nephew. R. L. Slaughter had no children.

Both R. L. Slaughter and his wife Helen were very active members of the St. David's Episcopal Church, and supported the arts, specifically music. (Austin American Statesman 2/26/84 Obituary)

When Helen R. Slaughter died in 1984 she was buried beside her husband in Oakwood Cemetery.

Research of the history/biography
Dildy Family

In 1949 the house at 611 West Lynn Street was sold to Dr. Charles B. Dildy. Dr. Dildy had previously lived in the neighborhood, residing at 608 Harthan Street in 1947. Dr. Dildy's parents Mr. and Mrs. C. E. Dildy lived nearby on 1516 W. 9th Street.

Dr. Dildy and his wife Magdalen raised two children in the 611 West Lynn property, Kathleen and William. Dr. Dildy had a practice at 806 Congress in the Capitol National Bank building. Per conversations with long time neighborhood residents, Dr. Dildy was the "neighborhood (family) doctor". In addition to his practice in the Capitol National Bank building, he saw patients in his house and was responsible for delivering many of the neighborhood babies between 1949 to sometime before his death in 2001 when he stopped practicing medicine. A tour of his house found many of his physician's lab coats, all of his medical books, and a set of furniture specifically used to hold medical supplies.

Dr. William Dildy died in Austin in December 2001. His wife and two children survive him.

*Further research is needed on the contribution and impact of this seemingly important neighborhood figure.

Historical Designation Criteria

"the Council may designate a structure or area may be designated as a historic landmark or district if the structure or area:

(1) is part of the development, heritage, or cultural characteristics of the City, state, or country;"

(1) The Slaughter-Dilly home at 611 West Lynn Street represents the heritage of Austin at the time of its construction (approximately 1899-1900) due to the rapid ^{residential} expansion of Austin and the development of the West Austin neighborhood during that time period.**

(11) is identified with a person who significantly contributed to the culture and development of the City, state, or country;"

(11) As stated in the Historical Narrative above, Mr. R. L. Slaughter was the grandson of S. F. Slaughter a founding colonist of Travis County. The Slaughter family importance is clearly exemplified by the prominence of the names: Slaughter Creek, Slaughter Lane etc. Additionally, R. L. Slaughter's community contribution and impact on the formation of state laws defining land titles and real estate loans have formed the lone star state, specifically Travis County into what it is today.

**More research is required on point #1, specifically to construction date, individual builder information and architectural design.

***Other historical designation criteria could possibly be met with further research.

Attachments:

1922 and 1935 Sanborn Maps

Slaughter Family Tree

2 black and white photographs of S. L. Slaughter

Dinner blessing dated November 19, 1912 from Annie P. Slaughter at the home of R. L. Slaughter 611 West Lynn Street

Forty-First Anniversary publication from Brown Brothers Company
Written by R. L. Slaughter

1922

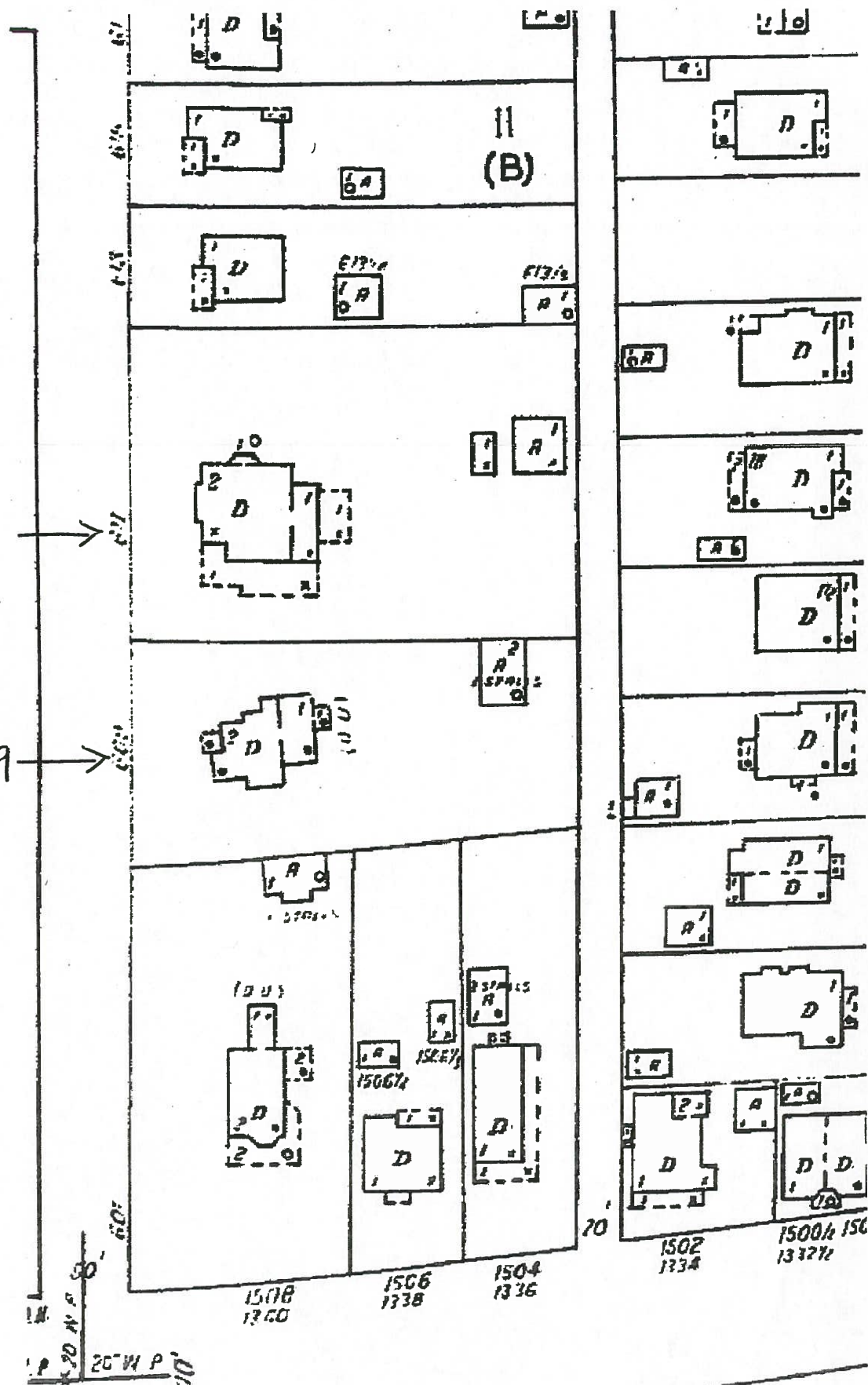


D.1
15

1935

611

609



S. F. STANFORTH

WALTERS ELLIS
m.
CATHERINE Mary Hissman

AF-BIOGRAPHIC
SLAUGHTER, AUGUSTUS
BENEDICT, 1830-1866

ALICE HOPE ELLIS

m. (1) 1852

Augustine Benjamin Slaughter
1830-1866

RICHARD B. ELLIS
1844-1918
m. 1865
Mary Emily Chappell

Cordis H
1854-1863

m. (2) 1869
WILSON C. LUTY
(divorced 1876)
m. (3)
S. J. McQUISTON
(divorced)

EDWARD EUSTACE McULLOCH
1845-1916

m. 1866

Addie Martha Owsen
1842-1902

m. 1905

Cora B. Slaughter

CORA B. SLAUGHTER

m. 1874

Robert C. BARTON

m. 1905

Edw. E. Mculloch

FRANCIS H. SLAUGHTER

m. 1881

MARY McGOUGH

ROY L. SLAUGHTER

m. 1912

Helena Roling

ALICE V. SLAUGHTER

m. 1880

WILLIAM CHAPPELL

ROBERT C. BARTON

WILLIE BARTON

H. S. BARTON

ROBBIE BARTON

ETHEL CHAPPELL

m.
ORENETH A. FLY

m.
B. WATSON

* m. 1901

Alma O. Haad



Mighty cold over here. Only
dark 3 1/2 hours. R. L. S.

Roy L Slaughter

1910

on a ship

Scotland.

Alvin Harry Carter Alvin Harry Carter

Dec. 1910



on deck again after ten
days sea sickness. Roy
on the Atlantic Dec 1910

Roy Slaughter
Scotland
1910

~~SLAUGHTER, ANNIE PAGE (FAMES)~~
Dinner blessing written by Annie Slaughter
on her birthday spent at her son, R. L. Slaughter's home

Nov. 19, 1912

Dear Father. How blessed are we all.
to say our father.
Thou art good and kind to us poor
caring, earthly mortals.
I ask Thy care and protection
over us all. That we may be
saved. And enter Thy holy rest at
last. I thank Thee O Father
for this blessed union of my dear
children. And that I have been
shared in health and mind. To enjoy
their dear Society in my old age
I thank Thee for this beautiful dinner. all
the gifts of our Heavenly Father. Prepared
for me by my children.

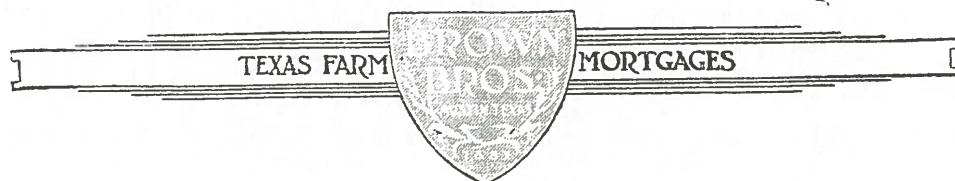
O divine Father I thank Thee
A. M. M. M.

This dinner was given by my beloved
son ^{R. L. Slaughter} and his lovely wife.

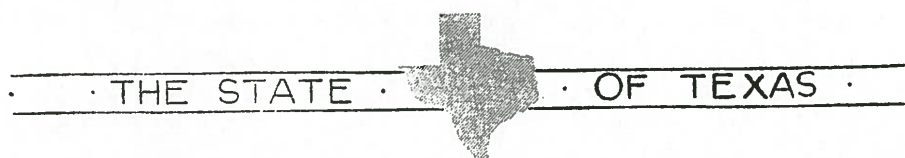
At Austin, in his lovely home.
In honor of my birthday
Annie. P. Slaughter

Austin History Center Austin Public Library

41st Anniversary booklet Brown Brothers Co.
written by S.L. Slaughter - executive



The
FORTY-FIRST
ANNIVERSARY
of
BROWN BROS
Austin Texas
USA





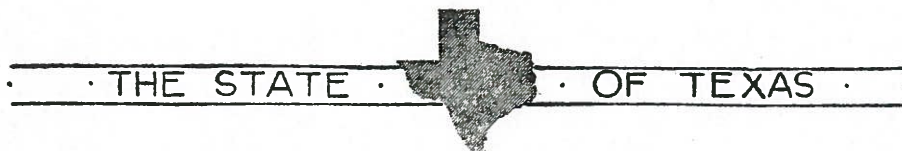
Foreword

After almost half a century in the same business, in the same place, among the same people, we feel like our institution has the advantage of a view from the horizon of yesterday and the threshold of tomorrow.

We know of no more fitting way to celebrate our Forty-first Anniversary than the presentation of this study compiled by the senior member of our firm.

A full knowledge of the past is helpful to an intelligent forecast of the future. This is what we are striving for. This is necessary for protection of our investors, and of great value to our borrowers.

Brown Bros





HISTORIC SKETCH OF THE FARM LOAN BUSINESS

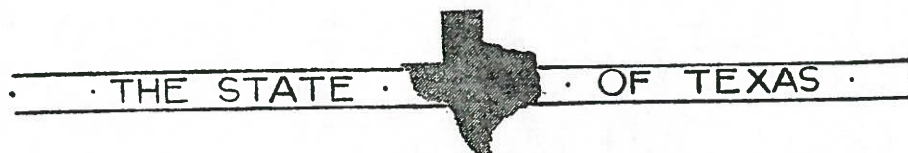
How the First Investment of Capital Came to Texas
for the Development of Agricultural Lands and
Livestock Regions

By
R. L. SLAUGHTER

Away back in the sixties, when the smoke of the Civil War had cleared, the State of Texas, had more than an hundred million acres of land, but no money. Accordingly, land was used as a medium of exchange, in lieu of money.

It brought in immigrants by granting five million acres to colonists. It granted fifty leagues for a university. It granted about forty million acres for railroads, at the rate of sixteen sections for each mile of road. It gave three million acres to a Chicago corporation to build a capitol. It set aside about fifty million acres to be sold to settlers, the proceeds of which were used to establish a free school system. This policy gave to Texas some school and railroad facilities and a very considerable population: yet no material progress could be made without working capital.

In 1881 the State Legislature passed an act authorizing the sale of school land at \$1.00 per acre, on long time at 8% interest. The railroad companies also began selling land, at higher prices and on long time. This enabled individuals to acquire lands for farming and stock raising, but they had no funds with which to improve same.





It so happened just at that time, that in England and Scotland there was a great accumulation of unemployed capital. The result was the formation of a number of land mortgage companies in that country in the latter part of the seventies and early eighties.

These companies were domiciled principally in Dundee, Edinburgh, Glasgow, and London, and, being organized by influential men of good ability and proven integrity, were able to borrow on issues of debenture stock or bonds an abundance of money at $3\frac{1}{2}\%$ to 4% .

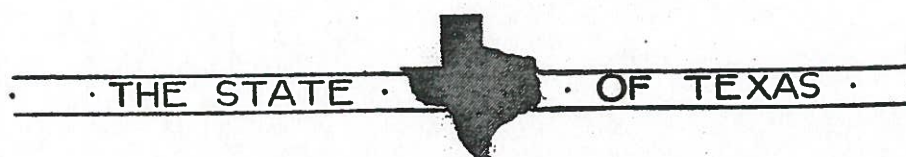
Early Operations of the British Mortgage Companies—

A very large part of this amount of investment capital was sent out to Texas and loaned to individuals, secured by first mortgages on Texas lands.

These British mortgage companies enjoyed a lucrative business from the beginning until 1891, when Texas passed the Alien Land Law, prohibiting any foreign individual or corporation from acquiring land within its bounds. Alarmed by such a thrust at foreign capital, all foreign companies abruptly ceased to make new loans, or to renew old ones. A panic was averted only by a special session of the Legislature and repeal of the Act. However, there was another disaster awaiting the business of these companies, and they survived only by the sound business methods used by them in the conduct of their business.

Panic of 1893—

During prosperous years they declared only moderate dividends, the large part of their earnings being set aside for reserves. When the depression of 1891 set in, terminating in the panic of 1893, most of the companies were able to survive only by reason of their large accumulation of reserve funds.





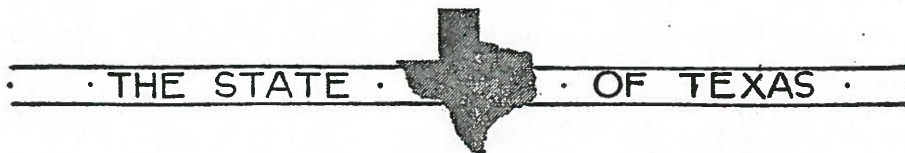
During that depression, collapse in land values, and insolvency of borrowers, a very large percentage of their current loans were foreclosed; and with the return of prosperity in Texas, about 1895, those foreclosed lands were resold, in many cases at heavy losses, but nearly all of the companies were able to continue in business on account of their large reserves, most of which were absorbed during the depression.

Sound Methods of Business—

The system adopted and followed by these various foreign mortgage companies was uniform, almost without exception. They divided the State into districts and had a local loan agency in each district to represent them. These agents made loans, attended to collections, and represented the companies in all local matters, receiving as their full remuneration a share of interest as collected. No agent was permitted to charge or collect additional interest from borrowers or to discount notes or mortgages purchased by him. No doubt this arrangement prevented the companies from becoming involved in many usurious contracts and consequent litigation. It also held the interest of the local agents in the business until final collection of every mortgage.

The double mortgage, or commission mortgage plan, later introduced in this country by American concerns enabled local loan agents to sell or hypothecate their commission mortgages, getting their profits out of the business in the beginning and leaving the investor with the "bag to hold."

That the division of interest plan followed by the British companies was sound economically has been proven by the fact that over a period of nearly half a century there was only one case of default in Texas by a local agency.





Integrity of British Companies—

In 1917, when our Congressmen were trying to justify themselves for granting special privileges and tax immunities to our Federal Loan System, these foreign mortgage companies were referred to as loan sharks, extortionists, and cold blooded money lending corporations!

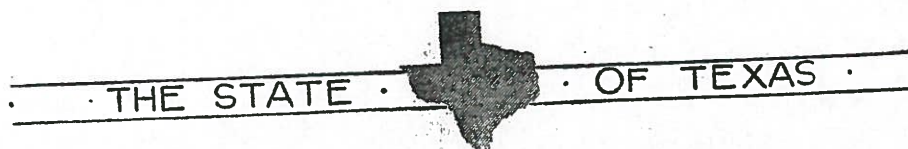
An examination of the annual statements, however, running away back into the prosperous period prior to the panic of 1893, shows only modest dividends were distributed among their shareholders. Their earnings were large, but the principal part of same was set aside, creating large reserves, most of which, as previously stated, were finally absorbed in losses following the collapse in land values in the early nineties. The annual statements of one of the largest companies show an average dividend over a period of thirty-two years of only $7\frac{1}{2}\%$; others show only from 6% to 8%, and some exceptional cases 10%.

It was not unusual for these companies, in times of depression or misfortune of borrowers, to carry interest overdue for two or three years, and the principal was frequently carried to the limit that it could run without being barred by the statutes of limitation.

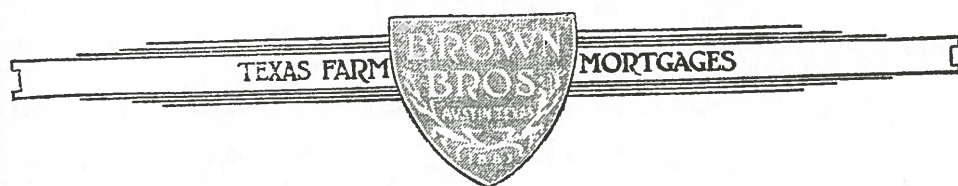
This character of forbearance and leniency is wholly unknown to the American money lending institutions of today. Even our own politically beloved Federal Loan System, impregnated with paternalism and special privilege, permits only thirty days for payment of interest after its maturity date.

Unfair Treatment by Federal and State Governments—

Out of the long list of British mortgage companies that operated in this state only a few have remained in business to compete with American investment institutions and the Government Farm Loan System.



Austin History Center



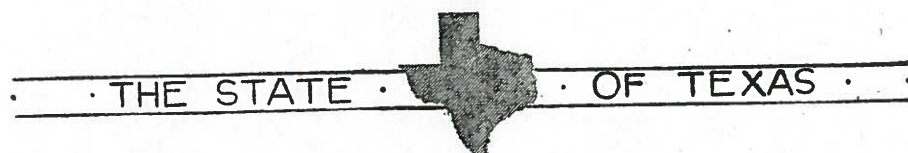
The taxation of most foreign mortgage companies by the U. S. Government and by the various states in which they operate, when added to the tax imposed on them by the British Government, is more than they can stand. Especially is this true so long as their principal competition, the Federal Farm Loan System operates under entire immunity from taxation.

Looking back nearly half a century to the early struggles of Texas land owners for working capital, the advent of the British mortgage companies was little less than an act of Providence; but now that their service has been performed, they are being driven from the temple with the lash of unfair taxation, and they have been damned with the charge of excessive interest rates. So, like men, the evil of these corporations lives after them, but their good has all been forgotten—if in fact it had ever been recognized.

In passing it should be said in justice to them that in the important part they took in the early development of Texas no corruption has ever been charged against any one of them. Can we say as much for our American corporations that have developed minerals, life insurance, oil, etc.?

Out of the large groups of foreign mortgage companies that once operated in Texas only two or three are now active. Taxation has increased to a point where business in America ceased to be profitable.

They have used different methods of withdrawal. Some simply collected their loans as they matured; others took advantage of the fall in British exchange and sold their assets, taking their money across the Atlantic at a time when \$4.25 in the United States grew to have the value of a full pound when it reached England or Scotland.





Texas Laws Protect.

It should be said in fairness to Texas, however, that during nearly a half century of business activities within her bounds, the rights of these foreign companies were well protected under our laws. Our courts have at all times thrown around them the same protection for their rights and their property that has been granted to our local institutions.

The total amount of capital distributed over Texas by the British companies was not very great; it probably never exceeded one hundred million dollars at any one time, but it came at a time when there was practically no other investment capital available. They served still another purpose; they demonstrated to trust companies, savings banks, and life insurance companies in this country that money could be safely and profitably loaned on the security of Texas lands.

The passing of these old mortgage companies from Texas left our farmers and ranchmen to look to other sources for working capital.

ARTIFICIAL PLAN OF THE FEDERAL GOVERNMENT.

The withdrawal of money from Texas by the foreign mortgage companies was accelerated by the Rural Credit Act of Congress in 1917. This act, with several other similar laws extending credit on the security of various kinds of personal and perishable property, is all based on the artificial plan of tax exemption. Whether the system will live or die is not within the scope of this study. It is merely mentioned as being one of the sources of working capital open to land owners.

The fact that money is being loaned much below its commercial value is causing men to borrow and close their eyes to the unsatisfactory features of the system for the System has already passed the hundred million dollar mark in distributing long time investment capital over Texas.





PRESENT SOURCES OF CAPITAL.

Texas farmers and ranchmen now have an over abundance of investment capital awaiting their needs. The supply comes from individual investors, domestic and foreign life insurance companies, trust companies, mortgage companies, joint stock land banks and the Federal Land Bank above referred to. In addition to being able to borrow from any of these sources on land security Texas has 1,364 State and National banks and the Federal Government has also put in operation the Intermediate Credit Banks, lending on notes secured on personal or perishable property.

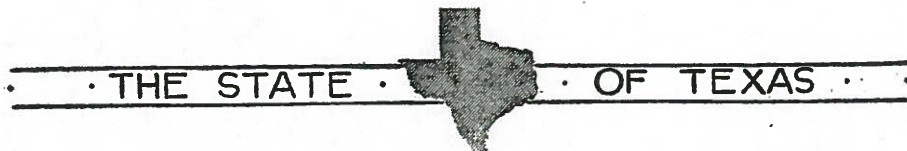
Any citizen of Texas, regardless of race or color, if he has shown himself to have energy and honesty, can secure such amount of working capital as his capacity justifies. Large quantities of land can be purchased by homesteaders on terms that require little or no cash by men who are willing to improve and cultivate it.

FOUNDATION OF LAND VALUES.

It is a common belief that land values are regulated by the yield and price of land products. As a matter of fact, the most powerful factors in creating and maintaining values are population and capital.

The rapid increase in population and continued rapid development of lands, even in remote and isolated communities, is strikingly apparent to any one who travels over Texas at present.

The abundant supply of long time investment capital is likely to continue so long as the rights of investors are protected by our laws, and taxation is kept on a fair and reasonable basis.





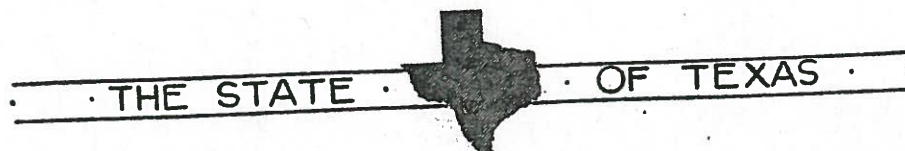
The most practical illustration that we now have of the effect of supply of capital on prices is shown in our live stock industry.

During the latter part of the recent war, the Federal Reserve System over expanded credit to cattlemen. It was at a time when newspapers and magazines featured the slogan "Food Will Win the War." No doubt local bankers as well as officers of the Federal Reserve System were led into this mistake through patriotic zeal. This paper is not a charge against them. The actual facts and results of over-extension of credit are here used to illustrate the influence of capital on property values.

Prices of livestock rose to a point of inflation that resulted in a complete collapse.

TWO DANGERS AHEAD.

The greatest menace today to the stability of land values in Texas is increasing taxation and over expansion of credit. These will be dealt with in another study now being prepared.



Figures on left of chart are used in connection with the line showing trend of interest rates, while those on right side of chart are used in connection with the two lines showing trend of land values.

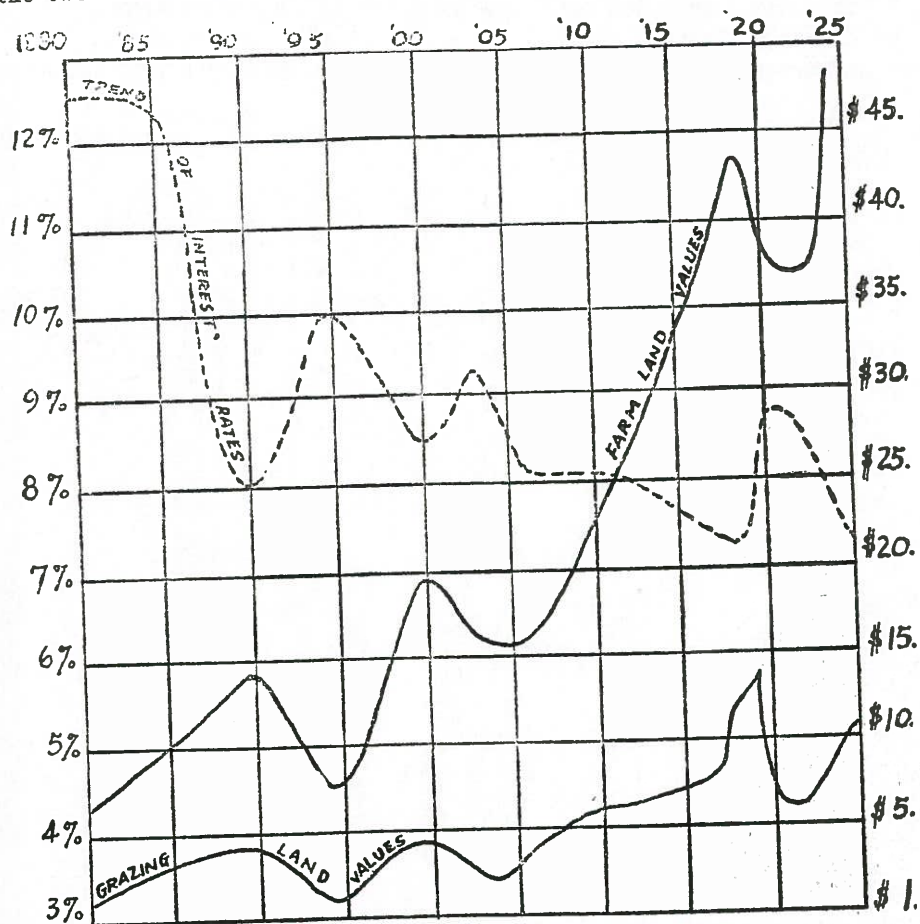


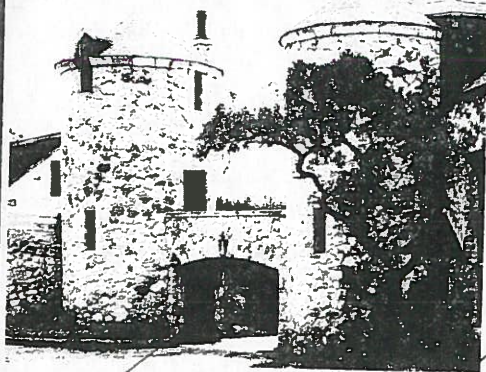
CHART NO. 1.

This chart shows trend of interest rates on real estate loans and also trend of land values (both farm and grazing lands) during the same period. It is interesting to observe that while interest was falling from 12% to 7½% that lands became about five times as high as they were in the beginning of the period.

Farmers and livestock growers are, therefore, paying out for interest on the same acreage a great deal more money, figured at the present low rates, than formerly at the extremely high rates. On the other hand, principal land products, such as cotton, wool and cattle, have not increased in price in anything like the same proportion. There is also to be deducted from the annual yield of lands, the ever-increasing ad valorem tax as well as tax on the income therefrom.

The figures in this chart are applicable to an area of about fifty counties in Central, North Central and Central West Texas, where stock farming is the chief industry. Such lands are of a mixed quality, a part of which is suitable for farming and a part can be used only for grazing purposes. The rainfall is around 25 inches, and while there are occasional partial crop failures, the success of stock farming has passed the doubtful stage.

In the Black Belt, a narrow zone crossing Texas from northeast to southwest, interest rates are from ½% to 1% lower and farm values are about \$100 per acre greater than those in the area covered by above chart.



We will celebrate the Golden Anniversary of Westwood CC with much needed structural repair. These include a new Clubhouse roof, new windows all around, and repair of the exterior flashing and support structure in the upper floors of the original McClendon home.

The McClendons named their home "The Towers". Located below is an account of the building of this beautiful home written by Mary Ann McClendon, daughter of Judge and Mrs. James McClendon.

In a few months, there will be a ribbon cutting and party when our wonderful old home is appropriately repaired.

So, excuse the dust, and watch for an elegant new Westwood Country Club! Dr. Clift Price

"In 1924 (or early 1925) my parents, Judge and Mrs. James W. McClendon, purchased approximately twelve and a half acres of cedar brakes west of Austin, from a Mr. James. It was located at the corner of what now is the intersection of West 35th Street and Mount Bonnell Road.

George Lewis Walling, a young architect and native of Austin, was chosen to draw up the plans for our new house. He had just returned from studying architecture at Fontainebleau France and it was his ambition to build a Normandy French chateau. This was his first house after he began his practice as an architect [...]

Enough surface limestone was dug up on the acreage to build the house, the guest house, a bridge on the driveway and two pillars for the entrance gate.

After the stone was collected a crew of [...] stone masons were brought in from San Antonio to build the structure. During all the construction, Mama and the contractor were running into a lot of problems and having to make many changes because George Lewis was 'long on art and short on specifications'.

After the walls were erected came the thick, sturdy, slate roof then the floors. The living room [...], dining room and all the upstairs bathroom floors were of an attractive Mexican tile... The floor of the ground floor porch was of flagstone.

By the time the house was finished George Lewis had imported an artist, a Miss Kingberry from New York City, to do the decorating. She and George Lewis had met as students at Fontainebleau. It was she who painted the fresco which borders the top of the two-story living room walls. In order to paint the living room ceiling, a scaffold had to be built. Here she lay on her back in order to do her work. The decorations of animals and thistles, first were stenciled, then finished with a brush. Also, on the outside wall in a niche, she painted a falconer. Peter Mansbendel, famous Austin woodcarver, carved two coats of arms over the dining room window (outside) which Miss Kingsberry then painted. These last two works of art were covered up when Westwood Club attached an addition to the original structure.

The andirons, poker, tongs and shovel (and I think the banisters for the circular staircases) were built by our local iron worker, Mr. Weigel. The hardware for the doors were ordered by Tips Company and were similar to that which was used on old Normandy houses.

As a finishing touch, George Lewis had bought a huge chandelier in New Orleans... It was of wrought iron with amber and blue glass. Originally, it had been a gas lamp but had been converted to electricity.

The house took a year to build and on July 6th and 7th of 1926 our furniture was moved in... It [...] had been my mother's from the very beginning. Though the design was George Lewis' idea it was her brainchild and she supervised its construction [...] Therefore it was she who named it 'The Towers' for the two towers, one on each side of the drive.

These towers were joined by a bridge over the drive way which served as a portocochere at the front door. The bridge, Papa called the 'Bridge of Sighs.' When asked by her friends what the design of the house was, she would reply, "Normandy French with a little Texas for convenience" [...]

When we moved into 'The Towers' we were considered 'way out in the country!' [...] By World War II the city had approached as close as Scenic Drive (now called 'Pecos.') By the time the city's water filter plant was completed in 1954 (I think) we were completely surrounded by houses, on both sides of the lake, in fact.

By then we had all the inconveniences of the city and country and none of the conveniences of either. About that time a group of young people were trying to buy up some land on the lake in order to organize a country club. Our property was the only piece available. One of the charter members was Arthur Fehr, an architect who had a special interest in the house and wanted to preserve it. He, George Lewis Walling and Miss Kingsberry had become friends while attending the Art School at Fontainebleau.

After twenty-nine years we were ready to move back to town [...], so in July of 1955 the Westwood Country Club bought 'The Towers' and the McClendons moved back to town to the same neighborhood where I was born."

Written 1978

By Mary Anne McClendon

[edited for space]

(George Lewis Walling)

Per Laura Labay

Lin Team, Old Austin Realtor
has a brochure w/ house
w/ same entrance as 211
West Lynn.

On brochure, ~~same~~
house depicts entrance done
by Swiss woodcarver in 1922
Peter Manscendel
built in Hyde Park area.

Austin American
 March 20, 1944

Soviets Pouring Into Rumania

(Continued from page 1)

Along a 62-mile stretch of the banks of the Dniester, were along the outskirts of Magilev. The east bank rail bridgehead is northwest of Yampol and menacing another axis route across the Dniester-Slobodzya-Balit line to the east.

German seizure of both railways leave the stunned forces of Marshal Gerd Fritz Eric Von Hein in lower Russia only two main routes of escape into Rumania and the German strike from the bank of the Dniester also was there.

General Kenney's spectacular advance, galloped by the fast-moving Russians crossed the middle Dniester 50 miles from the Dniester four days ago, lopping off a 45-mile section of the railroad trunk line between Zimierinka and Vapnarka, a rail line which served hundreds of thousands of German troops in lower Russia, had been previously by Marshal Zhukov's striking between Tarnopol and Proskuryv to the northwest of the hard-pressed Germans in a hopeless situation.

6th Army Destroyed

The reconstituted German Sixth Army in the area northeast of Nikhne has been almost entirely destroyed, Moscow said, and its remnants, fleeing in small groups, are being hunted by Black Sea coast.

Mortuary

ROY L. SLAUGHTER

Roy L. Slaughter, 72, died at his home, 111 West Lynn street, Saturday at 10:50 a.m. He is survived by his wife, Mrs. Helen Slaughter of Austin, 1011 Texas, Mrs. W. B. Slaughter of Raymondville, Mrs. J. W. Young of Groesbeck, Mrs. D. A. F. of Austin, Mrs. J. W. Beckler of Waco, Mrs. Alma Beckler of Buda, Mrs. P. C. Moore and Miss Ella Chapman of Austin, Mrs. B. W. of Buda, Mrs. M. H. Nixon of Buda, Mrs. S. D. Jones of Buda, and Mrs. H. S. Barker of Buda.

Mr. Slaughter was the senior member of the firm of Brown Brothers Real Estate Loans and Insurance. He was a graduate of Southwestern University of Georgetown and a member of the Sigma Chi fraternity. He also attended the University of Texas and St. Paul.

Funeral services will be held from the residence, 111 West Lynn street, at 2 p.m. Monday.

Interment will be in Oakwood cemetery.

MARY CATHERINE HAWKINS

Mrs. Mary Catherine Hawkins, a resident of Austin, died at the home of her daughter, Mrs. Albert Hawkins, 1111 Southway, Austin, Monday, March 19, 1944, at the age of 22 years.

She was born in Mississippi and married in Mississippi. She was a member of the Episcopal church.

Survivors are her father, Tom Noah, Dell and Earnest of Austin.

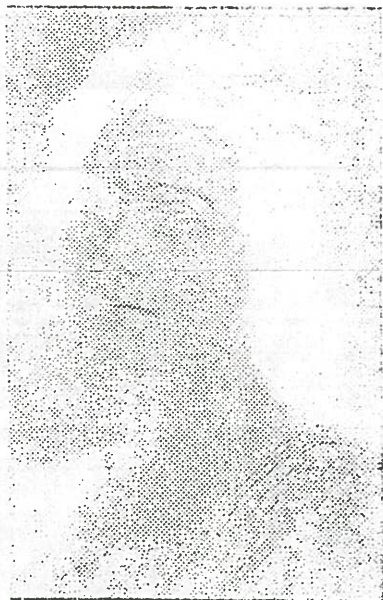
Texas
 Court

Austin History Center Austin Public Library

AF-BIOG Slaughter, mi.
(SLAUGHTER, A. E., 1890-1866)

AF-BIOG-Slaughter family

Coronation Director



MRS. R. L. SLAUGHTER

Mrs. Roy Slaughter has active charge of the coronation of the queen of the San Sam on Monday evening at the Majestic and was chairman of the university of Texas coronation committee, with Miss Mary Heien Holden as queen. She is a member of the Austin Community Players and has taken a prominent part in all local theatrical affairs and musical comedies since coming to Austin.

Mrs. R. L. Slaughter.
The sudden and lamentable death of Mrs. Slaughter, in the prime of life and in the midst of her usefulness, has removed to her Father's house a lady of great mental and musical endowments and of many charming qualities.

Mr. and Mrs. Slaughter joined St. David's choir in October, 1904, and have ever since been two of the true and faithful workers in the service of the church. Possessing a beautiful voice, always interested in the music, faithful and obliging, Mrs. Slaughter at once won the esteem and love of the whole choir, who now deeply mourn her loss and sincerely extend to the bereaved husband their sympathy, heartfelt and deep, at his sore trial and affliction.

There is some consolation in knowing that the sweet fragrance of a memory such as that of our dear friend will last, and that one who so faithfully and beautifully sang God's praises on earth will sing in the great chorus of the Redeemer for evermore. Some round out a good old age, while others are called away in the midst of their work and usefulness, but God knows what is best, and to His decree we must in sorrow bow. H. G. C.

39

K

Alma

Copied from Scrapbook of
Miss Lillie Barton
Loaned by R. C. Barton

Austin History Center * Austin Public Library

Wet Paving Mortary

[illegible]

The first of these is the fact that the
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[illegible]

of thousands of German soldiers to lower Russia, had been revealed by Marshal Tarkov's striking between Annapolis Park and the railroad northwest of the hard-pressed Germans, hopeless situation.

6th Army Destroyed

The reconstituted German sixth army in the area northeast of Nik has been almost entirely destroyed. The army had been

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Colonel J. M. Corcoran
 1890-1891, 1892-1893, 1894-1895, 1896-1897, 1898-1899, 1900-1901, 1902-1903, 1904-1905, 1906-1907, 1908-1909, 1910-1911, 1912-1913, 1914-1915, 1916-1917, 1918-1919, 1920-1921, 1922-1923, 1924-1925, 1926-1927, 1928-1929, 1930-1931, 1932-1933, 1934-1935, 1936-1937, 1938-1939, 1940-1941, 1942-1943, 1944-1945, 1946-1947, 1948-1949, 1950-1951, 1952-1953, 1954-1955, 1956-1957, 1958-1959, 1960-1961, 1962-1963, 1964-1965, 1966-1967, 1968-1969, 1970-1971, 1972-1973, 1974-1975, 1976-1977, 1978-1979, 1980-1981, 1982-1983, 1984-1985, 1986-1987, 1988-1989, 1990-1991, 1992-1993, 1994-1995, 1996-1997, 1998-1999, 2000-2001, 2002-2003, 2004-2005, 2006-2007, 2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023, 2024-2025, 2026-2027, 2028-2029, 2030-2031, 2032-2033, 2034-2035, 2036-2037, 2038-2039, 2040-2041, 2042-2043, 2044-2045, 2046-2047, 2048-2049, 2050-2051, 2052-2053, 2054-2055, 2056-2057, 2058-2059, 2060-2061, 2062-2063, 2064-2065, 2066-2067, 2068-2069, 2070-2071, 2072-2073, 2074-2075, 2076-2077, 2078-2079, 2080-2081, 2082-2083, 2084-2085, 2086-2087, 2088-2089, 2090-2091, 2092-2093, 2094-2095, 2096-2097, 2098-2099, 2100-2101, 2102-2103, 2104-2105, 2106-2107, 2108-2109, 2110-2111, 2112-2113, 2114-2115, 2116-2117, 2118-2119, 2120-2121, 2122-2123, 2124-2125, 2126-2127, 2128-2129, 2130-2131, 2132-2133, 2134-2135, 2136-2137, 2138-2139, 2140-2141, 2142-2143, 2144-2145, 2146-2147, 2148-2149, 2150-2151, 2152-2153, 2154-2155, 2156-2157, 2158-2159, 2160-2161, 2162-2163, 2164-2165, 2166-2167, 2168-2169, 2170-2171, 2172-2173, 2174-2175, 2176-2177, 2178-2179, 2180-2181, 2182-2183, 2184-2185, 2186-2187, 2188-2189, 2190-2191, 2192-2193, 2194-2195, 2196-2197, 2198-2199, 2200-2201, 2202-2203, 2204-2205, 2206-2207, 2208-2209, 2210-2211, 2212-2213, 2214-2215, 2216-2217, 2218-2219, 2220-2221, 2222-2223, 2224-2225, 2226-2227, 2228-2229, 2230-2231, 2232-2233, 2234-2235, 2236-2237, 2238-2239, 2240-2241, 2242-2243, 2244-2245, 2246-2247, 2248-2249, 2250-2251, 2252-2253, 2254-2255, 2256-2257, 2258-2259, 2260-2261, 2262-2263, 2264-2265, 2266-2267, 2268-2269, 2270-2271, 2272-2273, 2274-2275, 2276-2277, 2278-2279, 2280-2281, 2282-2283, 2284-2285, 2286-2287, 2288-2289, 2290-2291, 2292-2293, 2294-2295, 2296-2297, 2298-2299, 2300-2301, 2302-2303, 2304-2305, 2306-2307, 2308-2309, 2310-2311, 2312-2313, 2314-2315, 2316-2317, 2318-2319, 2320-2321, 2322-2323, 2324-2325, 2326-2327, 2328-2329, 2330-2331, 2332-2333, 2334-2335, 2336-2337, 2338-2339, 2340-2341, 2342-2343, 2344-2345, 2346-2347, 2348-2349, 2350-2351, 2352-2353, 2354-2355, 2356-2357, 2358-2359, 2360-2361, 2362-2363, 2364-2365, 2366-2367, 2368-2369, 2370-2371, 2372-2373, 2374-2375, 2376-2377, 2378-2379, 2380-2381, 2382-2383, 2384-2385, 2386-2387, 2388-2389, 2390-2391, 2392-2393, 2394-2395, 2396-2397, 2398-2399, 2400-2401, 2402-2403, 2404-2405, 2406-2407, 2408-2409, 2410-2411, 2412-2413, 2414-2415, 2416-2417, 2418-2419, 2420-2421, 2422-2423, 2424-2425, 2426-2427, 2428-2429, 2430-2431, 2432-2433, 2434-2435, 2436-2437, 2438-2439, 2440-2441, 2442-2443, 2444-2445, 2446-2447, 2448-2449, 2450-2451, 2452-2453, 2454-2455, 2456-2457, 2458-2459, 2460-2461, 2462-2463, 2464-2465, 2466-2467, 2468-2469, 2470-2471, 2472-2473, 2474-2475, 2476-2477, 2478-2479, 2480-2481, 2482-2483, 2484-2485, 2486-2487, 2488-2489, 2490-2491, 2492-2493, 2494-2495, 2496-2497, 2498-2499, 2500-2501, 2502-2503, 2504-2505, 2506-2507, 2508-2509, 2510-2511, 2512-2513, 2514-2515, 2516-2517, 2518-2519, 2520-2521, 2522-2523, 2524-2525, 2526-2527, 2528-2529, 2530-2531, 2532-2533, 2534-2535, 2536-2537, 2538-2539, 2540-2541, 2542-2543, 2544-2545, 2546-2547, 2548-2549, 2550-2551, 2552-2553, 2554-2555, 2556-2557, 2558-2559, 2560-2561, 2562-2563, 2564-2565, 2566-2567, 2568-2569, 2570-2571, 2572-2573, 2574-2575, 2576-2577, 2578-2579, 2580-2581, 2582-2583, 2584-2585, 2586-2587, 2588-2589, 2590-2591, 2592-2593, 2594-2595, 2596-2597, 2598-2599, 2600-2601, 2602-2603, 2604-2605, 2606-2607, 2608-2609, 2610-2611, 2612-2613, 2614-2615, 2616-2617, 2618-2619, 2620-2621, 2622-2623, 2624-2625, 2626-2627, 2628-2629, 2630-2631,

CHAPTER 1

Talented Wife of R. L. Sluenter Dies
After Very Short Illness.

After a long stay in England, the wife of the late Sir John Lubbock died at midnight last night, after a long illness, at the age of 74. She had been in the hospital since the 10th of the month, and had been suffering from a long illness, which had been attended by the most eminent medical authorities. She was a very kind and generous person, and was much beloved by all who knew her. Her death is a great loss to the family and to the public.

Mrs. Slaughter, an Auburn resident, was one of the popular young ladies in society only a few years ago, as she has been a popular young matron since her marriage seven years ago this coming May. She is survived by her husband, her parents, Mr. and Mrs. J. G. Head of this city and R. R. Head of Temple.

Funeral Notice

University Library Adds Unique Diary To Old Historical Document Collection

BY E. STEERE.

The University Library has recently acquired a unique addition to its collection of documents relating to the early history of Texas in the diary of Mrs. A. B. Slaughter of Buda, Texas, setting down the experiences of an 18-year-old girl in leaving her home on a plantation in Amelia county, in the tide water region of Virginia, and crossing the southern states to the plains of Texas in 1851 in a carriage. A copy is being made of the diary, which, after the death of Mrs. Slaughter will become the property of the University.

Under the title of a "Day Book From Virginia and to Texas by Land," Mrs. Slaughter, then Mrs. Mayo Eanes, begins the narrative:

"Families of Herbert Eanes, William W. Lyon and Watkins L. Eanes left their residence in Amelia county, Virginia, the fourth day of September, 1851 for Texas. There many of our friends and relatives travelled with us and stayed until we took up camp. We camped in the suburbs of Pineville on a small hill covered with the most beautiful grass. In fact, it was a beautiful place. We there had large fires and the tents and the wagon covers, perfectly white, presented a beautiful sight. You could see at every tent a group sitting and standing around, but you could easily mark the tears and sighs that would now and then escape as they would shake the hand of some child or mother or friend. Though we

had every necessity that was wanted, and there was just enough young people to keep from being lonesome, there was Uncle Lyon's company and his daughter, about sixteen and two sons, brothers, and myself.

"Sept. 30th. We remained there all day to work and rest, and the Page brothers and myself and a very handsome young man with whom we became acquainted, took a boat ride down the river to a cave in the Cumberland Mountains.

"Oct. 19th. From thence through Memphis and crossed the mighty Mississippi in the steamer St. Clair. She landed us six miles up the river in darkness. We went six miles and camped.

"Oct. 20th. Monday we ferried over to Black Fish Lake and camped. That night we had a powerful thunderstorm and spent a horrible night."

After arriving in Texas and settling in Bastrop, Miss Eanes married Captain A. B. Slaughter, a young Kentuckian, the son of S. F. Slaughter, one of the original settlers of Travis county. The young people made their home on Slaughter Creek.

Captain Slaughter kept a stable of Kentucky thoroughbreds and a pack of hounds. Mrs. Slaughter tells of hunts that often took them over the present site of the University campus.

Mr. R. L. Slaughter of 611 West Lynne Street, Austin, is a son of Mrs. Slaughter. Mrs. Alice V. Chappell, who resides at 2001 Sabine Street, is her daughter.

July 12, 1978

Dear Ellie,

You have an excellent column which is a genuine reader information, and I enjoy your amazing dispensation of knowledge.

However, if your readers are to be completely reliant upon your information . and they accept it as gospel truth - please use sources that can be checked out for reliability, as you have published some information that "ain't necessarily so."

I have done extensive research into the history of the Manchaca area in connection with a legal entanglement, and have even gone into the records of Bastrop county (formerly Mina, Texas) to find some missing links. Since some kids will use your info in future references, perhaps, here is some info you were not supplied.

The S.F. Slaughter survey was granted to a man of this name who was a colonist of S.F. Austin under the commission of the acting agent for Austin, Ben Milam in 1835, this survey lying to the East and adjoining the Walker Wilson Survey #2 league, which is my league.

Inasmuch as the plat drawn for the Spanish title already shows creeks named Slaughter upon this plat, it is reasonable to assume that this man is the man for whom they were named.

He was a colonist, not a ranger - those came much later. Walker Wilson sold him the North half of his league for a paltry \$500.

Augustine was probably his son, if he died in his early 40's after fighting in the Cause, as a colonist was usually over 21. His exact relationship with SF could be determined from the archives book in the Texas Land Office, as there is a chronicle by S.F. Austin and others regarding all colonists, their families, trades, etc. Walker Wilson's is quite interesting.

Stephen F
Slaughter

The triple murder which you refer to is also erroneously referred to this tributary. This information probably came from the Annals of Travis County & The City of Austin by Frank Brown A 976.41 T 6986 Ch. 20 - 23

If so, this vendetta occurred across the creek (Bear) from my place and involved the same (damn) dispute that exists today concerning early surveys and mounds.

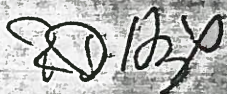
In 1858 John Taney (a Mier prisoner who escaped) blew off John Edwards's nephew's head with a shotgun down by my water hole. He got off by pleading insanity. In 1860 he ambushed John Edwards as he headed South near his corne. (just south of Manchaca) and filled the man's chest with buckshot. Edwards was arrested and taken to the Travis County jail (exactly where your office now is located) and here he was dragged from jail and killed on its front steps by relatives of Edwards. Nobody charged for extracting justice, either.

The only other killings on record are some 5 to 8 men killed by the red men about 1840 ? on Onion Creek. Their campsite (indian) was located on my property, and I can't say that I blamed the Indians one darn bit for trying to save a good thing.

Maybe its of some interest to you. Dunno!

Sincerely a Fan,

R.D. Hejl



(The old Moravian of Manchaca)

P.S. A Rucker once owned my place but he was a Negro. He was the son of a slave, so who knows, he might have derived his name from a master who was related to YOU! Small world!

Box 541
Manchacha TX
78652

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10

10

Brown Bros

J Gordon Brown (b1848 Scotland)

1886 joined brother R.L Brown in forming the firm
Brown Brothers - land mortgage business.

R.L Brown

d 1910

1942 Austin City Directory p 122 ad on p 44
"Brown Bros Mortgages"
Roy L Slaughter
Geo F Zimmerman
Real Estate Loans + Insurance
Scarborough Bldg. 805-6

1944-5 Austin City Directory p 106
Brown Bros (Geo F. Zimmerman)
same ad as above

1946 - Company bought → or out of business.

1947 No mention of company.

1949 No mention of company.

Dildy

AAS 12-20-01

METRO & STATE

Statesman

Austin American-Statesman

Death notices

BIDDY, Keith Douglas, 29, of San Saba, formerly of Llano, died Friday. Services 2 p.m. today, Oak Hill Cemetery, Lampasas. Arrangements by Briggs-Camel-Wilcox, Lampasas.

BRADFORD, Dorothy, 64, of Lockhart died Wednesday. Visitation 6 p.m. today, McMurphy Funeral Home, Lockhart. Services 10 a.m. Friday, St. Mary's Catholic Church, Lockhart. Burial Memory Lawn Memorial Park, Martindale.

CDX, Camille, 41, of London, formerly of Austin, died Monday. Visitation 6 p.m. Friday, Cook-Walden/Forest Oaks Funeral Home. Services 2 p.m. Saturday, Central Christian Church, Burial Cook-Walden/Forest Oaks Memorial Park.

DAVENPORT, Myrtle M. "Dee," 79, of Austin died Monday. Services 2 p.m. today, Cook-Walden/Capital Parks Funeral Home, Pflugerville. Burial Cook-Walden/Capital Parks Cemetery.

DILDY, Charles B., 91, of Austin died Monday. Services 10 a.m. Friday, Cook-Walden/Rockwood Lane Funeral Home. Burial Cook-Walden/Capital Parks Cemetery, Pflugerville.

FOWLER, Elmore, 83, of Austin died Dec. 12. Services 11 a.m. Friday, 19th Street Baptist Church, Burial Evergreen Cemetery. Arrangements by King-Tears.

FOX, William, 76, of Bertram died Tuesday. Services 10 a.m. Friday, Our Mother of Sorrows Catholic Church, Burnet. Arrangements by Clements-Wilcox, Burnet.

GOLDING, John Thomas, 68, of Austin died Sunday. Services 2 p.m. today, Cook-Walden/Chapel of the Hills Funeral Home.

GOLDSTEIN, Bernard Lewis, 80, of Burket died Friday. No services planned.

Arrangements by Edgar, Burnet.

HAYNES, Olen Clinton, 58, of Austin died Dec. 15. Services 11 a.m. Saturday, Eastside Church of God in Christ, Burial Cook-Walden/Capital Parks Cemetery, Pflugerville. Arrangements by Fuller-Sheffield.

HOOKE, Thomas B., 82, of Austin died Wednesday. Visitation 6 p.m. Friday, Cook-Walden Funeral Home, Lamar location. Services 11 a.m. Saturday, Cook-Walden. Burial Old Waverly Historical Cemetery.

JOWELL, James D., 68, of Seguin died Dec. 11. Services 11 a.m. Saturday, Frieden's Church, Geronimo. Arrangements by Pennington, San Marcos.

KOURI, Saddle, of Austin died Wednesday. Rosary 7 p.m. Friday, Cook-Walden Funeral Home, Lamar location. Services 2 p.m. Saturday, Assumption Cemetery.

KRUGER, Lois, 96, of Austin died Tuesday. Prayer services 2 p.m. Saturday, First Unitarian Church. Arrangements by All Faith's, south location.

LAMAR, Jie Elizabeth, infant daughter of Matina Jie and Ja-Andre Lamar of Austin, died Dec. 10. Services 2:30 p.m. Friday, 19th Street Baptist Church, Burial Evergreen Cemetery. Arrangements by King-Tears.

MONTGOMERY, Bert C., 93, of Austin died Wednesday. Prayer service 11 a.m. Saturday, Central Christian Church. Arrangements by All Faith's, south location.

MUNSCH, Bernard, 72, of Buchanan Dam died Wednesday. No services planned. Arrangements by Clements-Wilcox, Burnet.

NEAL, John Henry, 96, of Austin died Tuesday. Services 2 p.m. Saturday, Mount Zion Baptist Church, Burial Evergreen Cemetery. Arrangements by Fuller-Sheffield.

field.

SHAW, Doris Alma, 91, of Kingsland, formerly of San Antonio, died Tuesday. No services planned. Arrangements by Waldrop-Hatfield-Hawthorne, Llano.

STEIWI, Gary, 27, Michelle, 27, and Lane, 2 months, all of Lexington; and **BROUSSARD**, Haylee, 10, of Bastrop, died Monday. Visitation 9 a.m. today, Phillips & Luckey Funeral Home, Giddings. Services 10 a.m. Friday, St. John Lutheran Church, Paige. Burial St. John Cemetery.

Nation/world deaths

Gilbert Beca, 74, a French crooner who also wrote songs that inspired international stars such as Frank Sinatra and Edith Piaf, died Tuesday in Paris.

Piaf sang his "Je t'ai dans la Peau," and Sinatra recorded "What Now, My Love?" a translation of Beca's "Et Maintenant."

Aubrey Lewis, 66, who was one of the first black FBI agents and who later served as president of Woolworth's, died Dec. 10 in Montclair, N.J., while awaiting a heart transplant.

Seymour V. Reit, 63, an author and illustrator whose most famous creation was the cartoon character Casper the Friendly Ghost, died Nov. 21 in New York.

Funerals and Memorials



Kenneth Dale O'Neal

Kenneth Dale O'Neal, age 68, of Austin passed away on Tuesday, December 18, 2001.

He was born in Lampasas, Texas, on January 3, 1933, to Q.Z. and Ermine Lois O'Neal. He graduated from Star High School in Star, Texas, before attending Jackson Business College in Lampasas. He was a Staff Sergeant with the United States Air Force and attended the Intelligence Operations Tech School in Denver, Colorado.

During his career, he worked for Wm. Cameron & Co. in Waco, Texas, as a Cost Accountant and the U.S. Air Force as an Intelligence Operations Specialist. He then held many accounting positions with the State Comptroller's Office as an Auditor, Accounts Examiner, and as a Chief Accountant. He then was employed with the Lower Colorado River Authority and retired as an Accounting Super-



Angel Reyes Jr.

Angel Reyes Jr., 70, of Austin went to be with the Lord on Monday, December 17, 2001. He was born on May 3, 1931 in East Moline, Illinois to Angel Reyes Sr. and Antonia Mendoza Reyes.

He was a beloved husband, father and grandfather and will be truly missed.

Mr. Reyes served his country honorably with the United States Air Force and the government for over 39 years. He was an air reserve technician with the 824th Civil Engineering Squadron. He served eight years on active duty status from 1949 to 1957. He was a veteran in the Korean War during 1952 serving as a radio operator. After three years from active duty, he joined the reserves. From 1960 to 1961, he served as a radio operator for flight training and cargo missions on the C-119 and as a loadmaster and then a loadmaster flight examiner on the C-130. He has logged more than 7,000 hours of



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Piano Soft Case

• Stores 4
 • slowway boxes
 • 2 storage pockets
 • Heavy duty
 • non-slip nylon

Austin - Ar

9333

512

May

Austin City Directory 1947

phys 806 Capital National Bank
608 Hartman.

Carol Johnson

477-8958

History of 611 house

Drs practice in house - patients come in th/ screened porch
2 bdrms added to back of house + their torn off due to rot.
3 rooms in original house - downstairs under stair case house
all lt fixtures hand painted - Europe

Dr + Mrs partied a lot
Dr was not very nice

Selling Realtor is Trey Garrison

CITY OF AUSTIN HISTORIC RESOURCE SURVEY

TEXAS HISTORIC SITES INVENTORY FORM — TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Travis TRA
AU 5. USGS Quad No. 3097-231 Site No. H-23-172
 City/Rural Austin UTM Sector _____
 2. Name _____ 6. Date: Factual _____ Est. 1935
 Address 611 West Lynn 7. Architect/Builder _____ Contractor _____
 3. Owner _____ 8. Style/Type _____
 Address _____ 9. Original Use _____
 4. Block/Lot _____ Present Use _____
 10. Description 2 story frame residence

11. Present Condition _____
 12. Significance _____

13. Relation to Site: Moved Date _____ or Original Site (describe) _____

14. Bibliography _____ 15. Informant _____
 16. Recorder HMM Date Jan-Mar 84

DESIGNATIONS

- TNRIS No. _____ Old THC Code _____
☐ RTHL ☐ HABS (no.) ☐ TEX _____
 NR: ☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
 NR File Name _____
 Other _____

- Tax Parcel # _____
 Original Owner _____

PHYSICAL CONDITION:

	Good	Fair	Poor
Structure	_____	_____	_____
Grounds	_____	_____	_____
Neighborhood	_____	_____	_____

PRESERVATION INDEX:

- _____ City Zoning
 _____ Priority Research

COMMENTS:

PHOTO DATA

- B&W 4x5s _____ Slides _____
 35mm Negs. _____

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		20	29A	to		
				to		
				to		

ARCHITECTURAL SIGNIFICANCE:

- Outstanding _____ Excellent _____
 Significant _____ Contributory _____

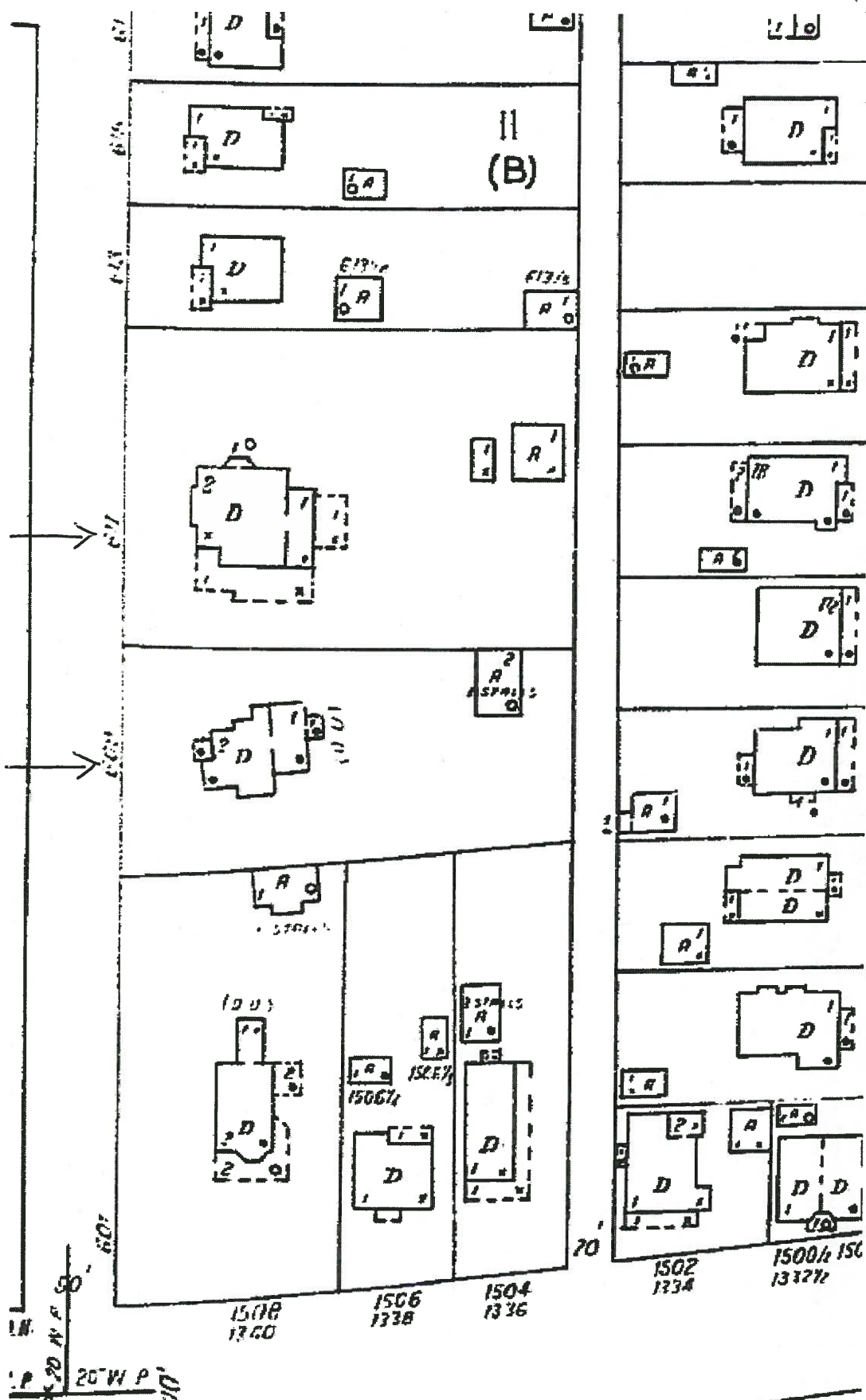
(Photo)

$$\begin{array}{r} 0.2 \\ \underline{13} \end{array}$$


1935

611

609



TEXAS HISTORY (JOHNSON)

VOL. IV. PAGE 1602

BROWN BROTHERS.—An important acquisition to the financial interests of the State of Texas generally, and of the city of Austin particularly, is exemplified in the enterprise of Brown Brothers, a firm which has been in successful operation here since 1883. The firm has at its command immense sums of money, which it is prepared to loan to borrowers, simply to earn interest for the corporations which it represents, these latter being: The Scottish-American Mortgage Company, Limited, of Edinburgh, Scotland; and the American Mortgage Company, Limited, of Edinburgh. The concern invests annually a half to one million dollars in farm loans and has at present over three millions of dollars in mortgages on farms and city real estate.

At the time that this firm was organized, state laws regarding land titles were not well defined, and the firm of Brown Brothers has done more than any other firm in Texas towards getting the passage of proper legislation put through the Legislature in the protection of these titles. This is one of the two distinct services rendered by the company to the state, the other being the bringing here from Scotland and England of immense sums of money for the development of wild Lone Star land. R. L. Brown, the former directing head of the firm, died in November, 1910, and since that time R. L. Slaughter has been the executive director of the concern.

R. L. Brown practiced law in Glasgow, Scotland, before coming to the United States, having been educated in private schools and later graduating from "Oxenden House," Berwickshire, Scotland. He was married in his native land to a daughter of Colonel Lamb, of the British Army, and his widow is still living in Austin. They had no children.

J. Gordon Brown was born in Scotland, where he was educated at "Wellfield Academy," Berwickshire, and on coming to the United State located in Galveston, Texas, where he was for some years engaged in the cotton business before he and his brother, R. L. Brown, organized the firm of Brown Brothers, of which he is still a member. Mr. Brown is unmarried.

R. L. Slaughter was born in Travis county, Texas, and is a son of Captain A. B. and Anna (Eanes) Slaughter, natives of Virginia, the latter of whom still survives and is a resident of Travis county, Texas. During the war between the South and the North, the father served as a captain in the army, and saw active fighting throughout that struggle. R. L. Slaughter received his early educational training in the public schools of Travis county, Texas, following which he took his academic course in Southwestern University, Georgetown, from which institution he was graduated in 1894. His law studies were pursued in the University of Texas, and his degree was secured in 1907. He has since been connected with the firm of Brown Brothers, and is widely known in business, really and financial circles throughout the state. He was married at Columbus, Ohio, in December, 1912, to Miss Helen Roling, daughter of Charles F. Roling, a civil service official.

