

(Oct. 1990)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1570



1. NAME OF PROPERTY

HISTORIC NAME: Cedar Lawn Historic District
OTHER NAME/SITE NUMBER: N/A

2. LOCATION

STREET & NUMBER: Bounded by 45th Street, 48th Street, Avenue L, and Avenue N

CITY OR TOWN: Galveston **VICINITY:** N/A

STATE: Texas **CODE:** TX **COUNTY:** Galveston

CODE: 167

NOT FOR PUBLICATION: N/A

ZIP CODE: 77551

1. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (☒ nomination) (☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☒ meets) (☐ does not meet) the National Register criteria. I recommend that this property be considered significant (☐ nationally) (☐ statewide) (☒ locally). (☐ See continuation sheet for additional comments.)

Signature of certifying official

10-22-02

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

☒ entered in the National Register
See continuation sheet.

☐ determined eligible for the National Register
See continuation sheet

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain):

Signature of the Keeper

Date of Action

12/20/02

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: District

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	98	17	BUILDINGS
	0	0	SITES
	0	0	STRUCTURES
	0	0	OBJECTS
	98	17	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling, secondary structure

CURRENT FUNCTIONS: DOMESTIC/single dwelling, secondary structure

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

LATE 19TH AND 20TH CENTURY REVIVALS: Spanish Eclectic, Italian Renaissance, French Eclectic, Colonial Revival, Tudor Revival, Neoclassical

LATE 19 AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman

MODERN MOVEMENT: Contemporary, Ranch Style, Moderne

MATERIALS: FOUNDATION BRICK, CONCRETE
WALLS BRICK, STUCCO, WOOD/weatherboard, STONE/limestone
ROOF ASBESTOS, ASPHALT, STONE/slate, CERAMIC TILE
OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9).

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 5

Cedar Lawn Historic District
Galveston, Galveston County, Texas

The Cedar Lawn Historic District, Galveston's first fully planned residential community, is two blocks south of Broadway, approximately two miles west of the Galveston central business district. The neighborhood encompasses nine square blocks, which were replatted into a "butterfly" pattern, unique to the Southwestern United States in the 1920s. Cedar Lawn is a distinctive neighborhood of eclectic homes ranging from small speculator-built houses to sprawling architect-design mansions. The dominance of brick facades combined with similar restrictions and consistent landscaping reinforces the neighborhood's cohesiveness. Retaining a high level of historic integrity with no commercial intrusion, Cedar Lawn is one of Galveston's best-preserved residential areas.

Located west of the central business district, Cedar Lawn is bordered on the east by 45th street, on the north by Avenue L, on the west by 48th street, and on the south by Avenue N. Cedar Lawn is completely isolated from its contiguous surrounding neighborhoods by its curvilinear street network on the grid.¹ Furthermore, all houses face into the enclave, thus the neighborhood turns its back on the rest of Galveston. This private-place ideal reached Texas cities from St. Louis in the first decade of the 20th century.² The developers sought to establish a socioeconomically homogeneous pocket with visual order and spatial control, isolating an elite residential neighborhood from the unpredictability of urban real-estate.³

The streetscapes of the neighborhood retain a high degree of integrity. Unlike the crowded fenced yards of Victorian Galveston neighborhoods, here the imposing green lawns grow unobstructed from the street to the foundation plantings around the houses. There are no sidewalks and no traffic signs, reinforcing the dominance of the "community within a community." The curved streets, abundance of mature oak trees, and neighboring location of the houses, creates a shady, cozy feeling very unique to the Circle. A peculiar feature of the streets in Cedar Lawn is that they are graded to drain into the center gutters, rather than gutters at each edge of the street. The center of the district is a round garden.

The district feature an eclectic mix of architectural styles. Revival style architecture dominates the pre-WWII houses in the district, with Tudor Revival the most predominant style for houses built in the 1930s. Spanish Eclectic, Mission and Prairie-influenced houses are also represented in the district. Modernism and its effects can be seen in the postwar housing designs, with Ranch Style and a few modern and *moderne* designs finishing out the housing stock. Cedar Lawn Circle was slowly developed over time; this, combined with the mix of styles, imparts a continuity to the neighborhood. The vast majority of houses in the Circle were built before 1951, with the district nearly complete by 1958. These mid-50s houses are generally compatible in scale and setback to the historic houses. One-story, brick facades and low-pitch hipped roofs characterize most of the recent construction in the Circle, and all properties are generally well maintained. Most properties remain unaltered and retain a high degree of integrity.

¹ Sommer, page 5.

² Ibid.

³ Ibid.

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 6

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Inventory of Properties

The following list categorizes properties within the district as Contributing or Noncontributing. Contributing properties date from the period of significance and retain most of their character-defining features. Noncontributing properties date after the period of significance or have multiple character-defining features compromised, eg. window or door replacements, unsympathetic additions, recent synthetic siding, porch enclosure, or removal.

Address		Date	Property Type (houses indicated by style only)	Contributing/ Noncontributing
1	Circle	1927	Dutch Colonial	Contributing
1a	Circle	2001	Garage	Noncontributing
3	Circle	1953	Neo-classical	Contributing
3a	Circle	1953	Garage	Contributing
4	Circle	1953	Ranch	Contributing
4a	Circle	1953	Garage	Contributing
6	Circle	1953	Ranch	Contributing
8	Circle	1929	Tudor Revival	Contributing
8a	Circle	1934	Garage	Contributing
8b	Circle	1959	Garage	Noncontributing
11	Circle	1927	Spanish Mission	Contributing
11a	Circle	1977	Garage	Noncontributing
12	Circle	1930	Neo-classical	Noncontributing
12a	Circle	1966	Garage	Noncontributing
12b	Circle	1930	Pool Room	Contributing
14	Circle	1930	Mediterranean	Contributing
14a	Circle	1970	Storage	Noncontributing
15	Circle	1949	Moderne	Contributing
16	Circle	1938	Eclectic Tudor	Contributing
16a	Circle	1938	Garage	Contributing
18	Circle	1928	Mediterranean	Contributing
18a	Circle	1954	Garage	Contributing
20	Circle	1929	Colonial Revival	Contributing
20a	Circle	1929	Garage	Contributing
24	Circle	1928	Craftsman	Contributing
24a	Circle	1928	Garage	Contributing
26	Circle	1947	Moderne	Contributing
26a	Circle	1967	Garage	Noncontributing
30	Circle	1928	Tudor Revival	Contributing
30a	Circle	1937	Garage	Contributing
31	Circle	1927	Spanish Eclectic	Contributing
34	Circle	1927	Tudor	Contributing
34a	Circle	1927	Garage	Contributing
36	Circle	1945	Colonial Revival	Contributing
36a	Circle	1945	Garage	Contributing

(8-86)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 7

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Address		Date	Property Type (houses indicated by style only)	Contributing/ Noncontributing
38	Circle	1939	Georgian	Contributing
43	Circle	1950	Modern/Ranch	Contributing
44	Circle	1931	Italian Renaissance	Contributing
44a	Circle	1931	Garage	Contributing
45	Circle	1950	Ranch	Contributing
45a	Circle	1950	Garage	Contributing
46	Circle	1937	Tudor Revival	Contributing
46a	Circle	1958	Garage	Noncontributing
47	Circle	1954	Ranch	Contributing
50	Circle	1956	Ranch	Contributing
53	Circle	1966	Neo-classical	Noncontributing
53a	Circle	1966	Garage	Noncontributing
54	Circle	1942	Brick Bungalow	Contributing
54a	Circle	1942	Garage	Contributing
55	Circle	1972	Neoelectic/Classical	Noncontributing
56	Circle	1930	Prairie / Mission	Contributing
56a	Circle	1985	Garage	Noncontributing
57	Circle	1929	Colonial Revival	Contributing
57a	Circle	1982	Garage	Noncontributing
58	Circle	1946	Modern	Contributing
60	Circle	1954	Ranch	Contributing
63	Circle	1927	Tudor	Contributing
63a	Circle	1927	Garage	Contributing
64	Circle	1927	Spanish Eclectic	Contributing
64a	Circle	1927	Garage	Contributing
66	Circle	1929	Dutch Colonial	Contributing
66a	Circle	1929	Garage	Contributing
1	North	1929	Tudor Revival	Contributing
1a	North	1929	Garage	Contributing
2	North	1956	Modern	Noncontributing
4	North	1929	Tudor/Germanic Cottage	Contributing
4a	North	1939	Garage	Contributing
5	North	1929	Italianate	Contributing
6	North	1956	Contemporary	Contributing
6a	North	1956	Garage	Contributing
7	North	1929	Spanish Eclectic	Contributing
8	North	1933	Italianate	Contributing
8a	North	1933	Garage	Contributing
8b	North	1950	Garage	Noncontributing
11	North	1929	Georgian	Contributing
11a	North	1929	Garage	Contributing
12	North	1927	Prairie / Mission	Contributing
12a	North	1985	Garage	Noncontributing

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 8

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Address		Date	Property Type (houses indicated by style only)	Contributing/ Noncontributing
15	North	1927	Tudor	Contributing
15a	North	1927	Garage	Contributing
15b	North	1927	Utility Room	Contributing
17	North	1931	Mediterranean	Contributing
20	North	1974	Modern/Colonial	Noncontributing
21	North	1956	Modern	Contributing
22	North	1939	Classical Revival	Contributing
22a	North	1939	Garage	Contributing
24	North	1928	Tudor	Contributing
24a	North	1928	Garage	Contributing
25	North	1957	Ranch	Contributing
1	South	1930	Modern / Italianate	Contributing
1a	South	1930	Garage	Contributing
2	South	1930	Mediterranean	Contributing
2a	South	1930	Garage	Contributing
2b	South	1951	Garage	Contributing
6	South	1950	Colonial Revival	Contributing
6a	South	1950	Garage	Contributing
6b	South	1950	Smokehouse	Contributing
16	South	1927	Neo-Classical / Georgian	Contributing
16a	South	1930	Greenhouse	Contributing
16b	South	1930	Gardener's Cottage	Contributing
16c	South	1927	Garage	Contributing
16d	South	1927	Fish Pond	Contributing
18	South	1936	Colonial Revival	Contributing
18a	South	1936	Garage	Contributing
20	South	1935	Prairie / Mission	Contributing
20a	South	1935	Garage	Contributing
22	South	1941	Neo-classical Georgian	Contributing
22a	South	1941	Garage	Contributing
24	South	1931	French Eclectic	Contributing
40	South	1948	Colonial Revival	Contributing
40a	South	1948	Garage	Contributing
77	South	1931	Georgian	Contributing
77a	South	1931	Garage	Contributing
84	South	1949	Georgian	Contributing
84a	South	1949	Garage	Contributing

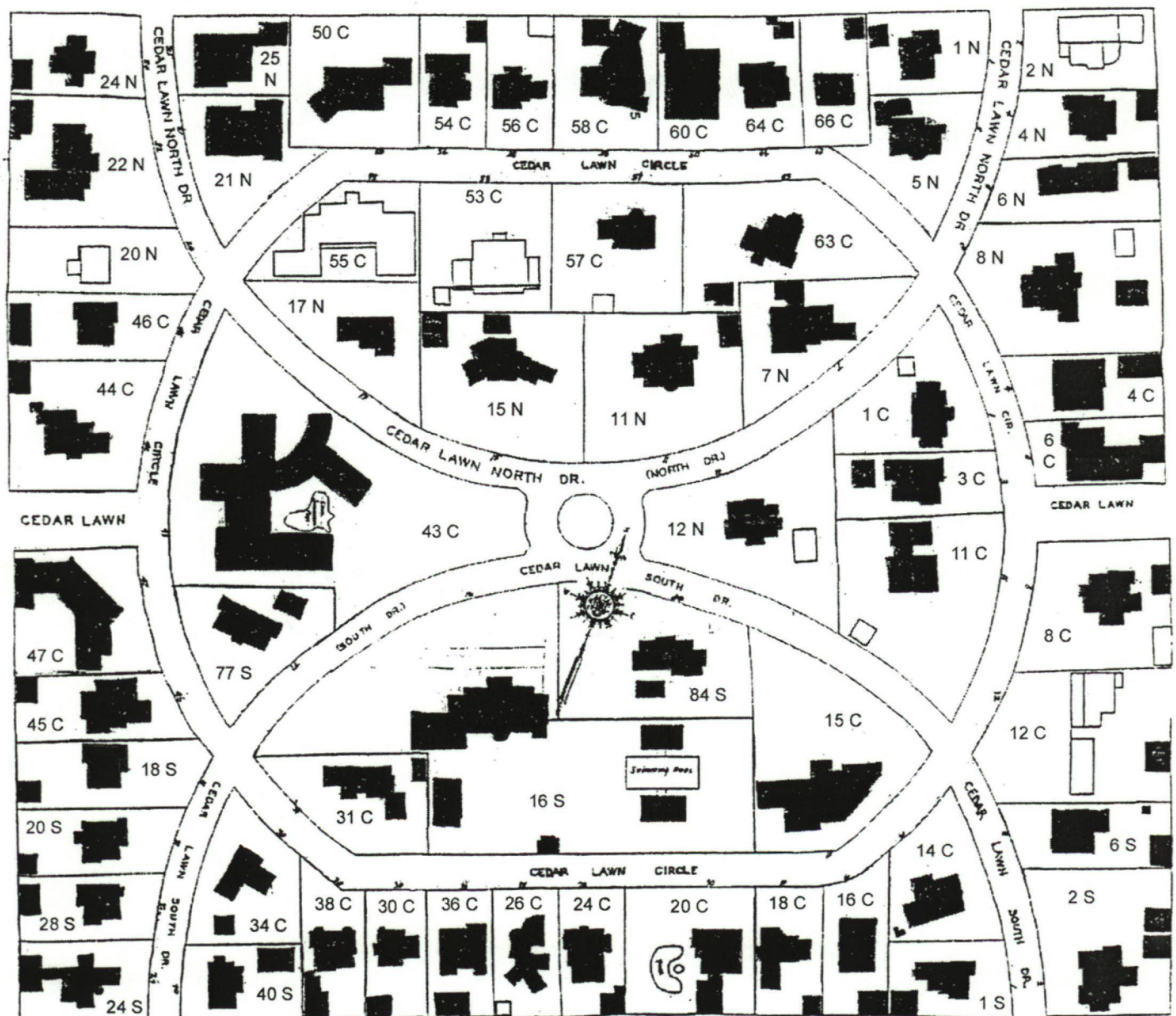
**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 7 Page 9Cedar Lawn Historic District
Galveston, Galveston County, Texas**DISTRICT MAP**

Solid black footprints indicate contributing buildings

N = Cedar Lawn North

S = Cedar Lawn South

C = Cedar Lawn Circle



N ↑

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

- ☒ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture, Community Planning and Development

PERIOD OF SIGNIFICANCE: 1926-1957

SIGNIFICANT DATES:

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Fairchild, Cameron; Finn, Alfred C.; Fraiser, Andrew; Rapp, Raymond; Williams
Williams & Williams; Zweiner, Charles L.

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-10 through 8-23).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-24)

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository: *Rosenberg Library, Galveston, Texas*

(8-86)

United States Department of the Interior
National Park Service**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 8 Page 10Cedar Lawn Historic District
Galveston, Galveston County, Texas

The Cedar Lawn Historic District is Galveston's most intact early-to-mid-twentieth century neighborhood. The grand houses built during the first few years of the district's development document the prosperity of Galveston in the 1920s as well as set the tone for the neighborhood. The continuous building through the Great Depression and the conspicuous absence of building during WWII also records Galveston's relationship to the events that shaped the 20th century. The continuation of ever-changing styles seen throughout the neighborhood signals the changing taste of affluent Galveston from the historic Revival Styles before World War II to the prominent new structures of postwar modernism. The unmistakable break from the continuous grid sets Cedar Lawn apart from the simultaneous development in the city, and links the district to national trends of suburban development and planning. With 98 out of 115 properties classified as contributing, the district retains a very high degree of integrity, and is nominated to the National Register under Criterion A in the area of Community Development and Planning and Criterion C in the area of Architecture at the local level of significance.

20TH CENTURY HISTORICAL DEVELOPMENT OF GALVESTON⁴

The Great Storm is the most defining event in Galveston history. On September 8, 1900, a hurricane swept in from the Gulf that resulted in the mass destruction of more than 1500 acres in Galveston. Over 6000 people were killed; the largest number of deaths caused by any natural disaster in the United States. The ocean had cleared the land of all structures on the Gulf side of the island; a strip extending the full length of the city and approximately eleven blocks deep.⁵ Approximately 4000 structures in the city were demolished – nearly two-thirds of the total before the storm.⁶ The debris was piled into a six-foot tall, ten-foot thick wall of compressed building materials, household items and corpses.⁷ This wall of debris created a barrier during the storm, preventing the force of the waves from extending further inland. The clean-up effort began immediately, with aid eventually pouring in from across the United States and Europe. Clara Barton, president of the American Red Cross, personally came to Galveston to oversee the organization's relief effort.

Seawall & Island Grade Raising

The other significant development in Galveston was the decision to build a seawall to buffer the Gulf of Mexico from Galveston and to "raise" the grade of the city. For many years prior to the Storm, the issue of creating a seawall to protect the city had been discussed but never realized. With the devastation of this hurricane, there was only one choice: to protect the city from future disaster. Engineers were hired to design the Galveston Seawall and a report from January 1902, they concluded that: "(p)rotection from storms is not only required for the preservation of life and property, but also...to give confidence to the people of Galveston and to others who may be drawn here by business interests, in the absolute safety of the city against the recurrence of such catastrophes as the one of 1900."⁸ The seawall was originally planned to be 17 feet above mean low tide, with a base fifteen feet thick that narrowed to five feet at the top. This height was determined by raising the wall "1.3 feet higher than the highest point reached by the water in the storm of 1900."⁹ In October 1902, construction began. Built over a period of several years, the seawall now stretches over 10 miles in length.

⁴ From *Denver Court Historic District, Galveston*, National Register nomination (2001)

⁵ WPA, page 128.

⁶ Bixel/Turner, page 43.

⁷ McComb, page 126.

⁸ Bixel/Turner, pp. 94-95.

⁹ Ibid, page 95.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**Section 8 Page 11Cedar Lawn Historic District
Galveston, Galveston County, Texas

Following construction of the seawall, it became imperative to raise the grade of the city. With the seawall at seventeen feet high, various portions of Galveston had to be raised. Dredge material was taken from Galveston Bay by self-loading and discharging hopper dredges that would then stream through a distribution channel "to pipe line stations and discharge their loads through pipes running down the streets and avenues."¹⁰ The grade of the island was to be sloped away from the seawall: Avenue J/Broadway was set at 12' above sea level and the bay side of the island at Ave A was set at 8' above sea level.¹¹ This was accomplished in twelve-block sections, beginning in the East End of town and extending west. All buildings and structures in these sections had to be raised, including outbuildings and, in some cases, fences. Although Galveston houses were typically built on piers due to previous flooding problems, most buildings had to be raised to accommodate the new grade. North of Broadway, buildings were raised only a few feet, as this had been the highest natural elevation on the island. During grade raising, Galvestonians lived in a city on stilts with raised walkways connected to individual buildings. In 1910, when the original grade-raising contract was completed, 10.6 million cubic yards of sand had been used to raise the land extending west to 45th Street.¹²

Early 20th Century Galveston

With the seawall in place, Galveston began anew, regaining the confidence that it once had. The first real test of the new technology occurred in 1915, when a powerful hurricane struck the island. The seawall was a success and Galveston survived with greatly reduced property damage compared to storms of the past. However, this new protection from the Gulf was not enough to propel Galveston back into prominence. The economy in Texas was rapidly changing. The Spindletop oil discovery in Beaumont had launched Texas into an oil rush and Galveston's old rival Houston was at the center of the new developing economy. Houston's rise to power over Galveston was cemented with the construction of the Houston ship channel in 1914. Houston no longer needed Galveston's deepwater port.

Galveston was unable to invest in the burgeoning oil industry because most of its capital was tied up in developing defenses against the sea.¹³ Instead, Galveston became "the sin city of the Gulf Coast, based upon a triad of prostitution, gambling and drinking."¹⁴ Galveston has always been a city of contrasts and certainly a bawdy element has always been a part of its character. Prostitution was illegal in Texas, but authorities in Galveston used considerable interpretation in enforcing the law. Gambling and bootleg liquor went hand-in-hand, and in the back rooms of popular nightclubs along the seawall illegal activities were common place. From time to time the US Army would scold the city for its houses of ill repute because of soldiers stationed at Fort Crockett contracting venereal disease. During WWII officials warned the City that its prostitutes threatened national defense, and the red light district was shut down for the duration of the war.¹⁵ However, Galveston continued its relaxed enforcement of the law for nearly two more decades. Finally, in 1957 state authorities shut down the gambling operations at the Balinese Room, Galveston's most famous pleasure pier, and the era of "free living" was over.¹⁶

¹⁰ Ibid, page 106.

¹¹ *Galveston Daily News*, March 23, 1903, page 8.

¹² Beasley, Ellen and Stephen Fox. *Galveston Architecture Guidebook*. Houston: Rice University Press and Galveston Historical Foundation, 1996, page 72.

¹³ McComb, page 151.

¹⁴ Ibid.

¹⁵ McComb, page 157.

¹⁶ Ibid, page 234.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 12

Cedar Lawn Historic District
Galveston, Galveston County, Texas

GENESIS AND DEVELOPMENT OF CEDAR LAWN NEIGHBORHOOD

The Cedar Lawn Company platted the Cedar Lawn neighborhood in 1926. Company officers W.L. Moody III, president, W.D. Haden, vice president, and Clark W. Thompson, secretary and treasurer, intended the neighborhood to be an enclave for the Moody family and officials of the Moody companies. Thompson wrote in his early plans:

...subdivisions are made and not born. It is rare that without farsighted planning a desirable neighborhood grows up by itself in an American city. Galveston has been no exception. Here and there we find a block or row of nice homes, usually where some individual homeowner has in self defense brought up adjacent property and sold it only to his friends or desirable neighbors. Thru the block there are often shacks in the alleys colored people. Among the most beautiful residential streets there are indiscriminate shacks, stores and mansions. To get away from this condition Cedar Lawn was planned and developed. The location was chosen first because the inevitable growth of Galveston is westward, and second because the property owners in the surrounding districts expressed themselves as anxious to establish an exclusive residential area, limiting sales of property to white homebuilders.¹⁷

The automobile offered urban dwellers a new form of mobility and a new sense of freedom. The new suburban dweller need not live near a trolley line or close to work. Furthermore, the modern suburban ideal segregated commercial and residential uses. The corner store, which was within walking distance in Galveston's older Victorian neighborhoods, now was consolidated with other businesses in centers accessible to the automobile. The influence of technology and the automobile, combined with this new suburban ideal, set the standards for developing Cedar Lawn.¹⁸

At the heart of the proposed development was the issue of deed restrictions. The city of Galveston did not regulate land use, and true to the new suburban ideal, the Cedar Lawn developers wanted to prevent "undesirable" land uses in their neighborhood.¹⁹ Thus, all of the plats had the following deed restrictions:

- Residences and suitable outbuildings shall be built costing a minimum of seventy-five hundred dollars. One residence shall be built on any one full-size lot.
- Every residence shall face on some one or more of the streets or drive of Cedar Lawn. No residence or other structure shall be built closer than 30 feet to such streets or drives.
- No part of the herein described premises shall be sold, conveyed, leased, or rented to any person or persons other than the Caucasian race. *[Galveston was of course still segregated at the time.]*
- No malt or spirituous liquors, or medicated bitters capable of intoxication, shall be sold on the property.
- No fence made wholly or in part of wood shall be constructed within 3 feet of any street or drive.
- Homeowners agree to keep their lot free of high weeds and grass.

In June 1926, The Cedar Lawn Company purchased blocks 34, 35, 36, 37, 38, 39 of the Denver Resurvey from the Broadway Improvement Company for \$37,000, and purchased Blocks 58, 59, and 60 from the Galveston West End

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 13

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Company for \$18,000. The boundaries of Avenue L, 48th Street, Avenue N, and 45th Street were finalized in October of 1926; and the authorization to sell lots began on December 1, 1927. Unlike all other residential neighborhoods in Galveston, Cedar Lawn property owners collectively own the neighborhood streets. The Cedar Lawn Company continues to allow the city to use neighborhood streets to run and maintain sewer, water and electric lines.

The Cedar Lawn Co. contracted with the Galveston Gas Company and the local electric company. The neighborhood passed bond issues for water, sewage, and drainage. Neighborhood beautification remained a top priority, and the developers planted trees on the inside drives, and planted a heavy informal hedge of cedars, oleanders, and palms around the outer borders. This hedge closed in the entire area and provided privacy and seclusion. The developers finished the lawns with Mainland soil and Bermuda grass.

Two of the first houses built in Cedar Lawn were the Clark W. Thompson home at 15 Cedar Lawn North and the W.L. Moody, III mansion at 16 Cedar Lawn South. Both of these homes set the standard for the homes that followed. In contrast to the crowded houses of Galveston's East End, here the houses were set behind a sprawling front yard, open to the street with no fence or sidewalk.²⁰ Twenty-seven homes were built in the first four years, with eleven more completed between 1930 and 1941, and 24 homes constructed between 1940 and 1966. The neighborhood proved to be successful, but the "butterfly" pattern has never been copied anywhere else in Galveston (or elsewhere in the state). The origin of the pattern is uncertain, but a story persists that a relative of Mr. Thompson told him about a similar "butterfly" pattern he had seen in Baltimore, Maryland, between 1890 and 1915. Knowing that Mr. Thompson was going to settle in Galveston, the relative may have suggested to him that he and his future partners develop a similar neighborhood. Cedar Lawn is nevertheless distinct not only in its street design, but also in its rich history.

The majority of the original homeowners collectively played an important part in the island's significant and entertaining past. From its beginning in 1927, Cedar Lawn has attracted noteworthy and prominent citizens of Galveston to be its residents. Cedar Lawn's past and present residents include a U.S. Representative, two Mayors, two 3rd generation residents, three judges, three Texas State Representatives, five regional maritime executives, seven 2nd generation residents, seven homes still in the original family, 45 doctors of medicine, and 52 business owners. While Cedar Lawn's street pattern is unique, it's past and present residents have also contributed to its significance.

In the first year following the platting of Cedar Lawn, two of the three original developers, W.L. Moody, III and his brother-in-law Clark W. Thompson built spectacular homes directly across from each other on either side of the center circle. The Moody home was built at 16 Cedar Lawn South, and the Thompson home at 15 Cedar Lawn North. During this first year, and in the next few years, Messrs. Moody and Thompson successfully filled the neighborhood with their friends, business associates, and executive employees.

W.L. Moody, III, at the age of 34 was regarded as one of the leading financial and utility executives in the United States. Son of W.L. Moody, Jr. and Libbie Rice Shearn Moody, he was Executive Vice-President of American National Insurance Company and Vice-President of City National Bank. Mr. Moody's grandfather, Colonel William Lewis Moody, a Civil War veteran, founded W.L. Moody and Company, cotton factors, in 1886.

Clark W. Thompson, treasurer of American National Insurance Company and later president of the Clark W.

²⁰ Sommer, page 35.

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 14

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Thompson Company, a dry goods company, joined the U.S. Marine Corps in 1917. Mr. Thompson won his first political race and served his first term in the U.S. House of Representatives in 1933-1934. He again became a candidate for the U.S. House of Representatives in 1946, won that and subsequent elections in the House of Representatives for 20 consecutive years, 1946-1967.

In 1929, Silas Ragsdale, editor-in-chief and publisher of the Galveston Daily News, built a home at 20 Cedar Lawn Circle. In 1930, George Fraser, a business owner and the mayor of Galveston built a home at 8 Cedar Lawn Circle. Three other well-known business and community leaders who built homes in Cedar Lawn are Fred C. Pabst, Thomas W. Lain, and Homer Thompson. Mr. Pabst, local businessman and chairman of the Seawall Committee, which was responsible for building the Galveston seawall, built a home at 12 Cedar Lawn North. Mr. Lain, who, as senior trust officer, established the first trust department in Galveston at Hutchings-Sealy National Bank. Mr. Thompson, former catcher for the New York Yankees and President and manager of the local Coca-Cola Bottling Company and his wife, Lucy Candler Thompson, built their home at 77 Cedar Lawn South. Mrs. Thompson was the granddaughter of Asa Griggs Candler, founder of the Coca-Cola Bottling Company.

In 1938, Eddie Schreiber, another business owner who would become mayor of Galveston, built a home at 38 Cedar Lawn Circle. In 1960, Mayor Schreiber was a leader in bringing the mayor-council form of government to the City of Galveston. He served two terms as mayor and was affectionately known as "Mr. Galveston."

The late 1940's introduced a new era of building into Cedar Lawn. Legendary Galveston entrepreneur Sam Maceo who had lived in hotels most of his life and his wife Edna decided to build a home for their growing family. They built their sprawling home, at 43 Cedar Lawn Circle, using the architect who had designed their friend Frank Sinatra's Palm Springs home. Several of Mr. Maceo's business associates also built or bought homes in Cedar Lawn.

James W. "Woody" Walker, manager of the Palace Club, was the first of this group to build at 58 Cedar Lawn Circle. Lorenzy Grilliette, Mr. Maceo's "lieutenant" and manager of the Turf Athletic Club bought a newly constructed home at 26 Cedar Lawn Circle, and, Sam "Books" Serio, the Maceo family accountant, bought the Italianate style home located at 5 Cedar Lawn North. Joe Glorioso, another business associate of Mr. Maceo, built his "honeymoon" house at 21 Cedar Lawn North with bricks left over from the construction of the Maceo home.

Prominent Galvestonians continued to build homes in Cedar Lawn immediately following World War II through the mid-1950s, a period during which local businessmen built 13 out of 19 homes. Joseph Eiband, owner of Eiband's Department Store, built a home at 84 Cedar Lawn South. Eiband's Department Store was once ranked as one of the most outstanding department stores in the Southwest. Mr. Eiband's parents, Mr. and Mrs. Henry A. Eiband were pioneer citizens of the Island and founded the store in 1936. Jack Demack, Jr., owner of Demack's Wholesale Produce House, built a home at 50 Cedar Lawn Circle. Demack's Wholesale Produce, which was a family owned business with a 120 year history, was located in the historic Hendley Building at 20th Street and The Strand.

One other factor that sets the neighborhood apart from others in town is the recent adoption of City Ordinance 97-0-8 which allows three out of four streets leading into the Circle to be closed with permanent gates. This Ordinance was adopted February 13, 1997, and in May 1998 all three gates were installed. The only entrance not gated is the 45th Street entrance. The procedure to close the streets began in September 1993 after many years of vandalism, theft, and other crimes committed in Cedar Lawn Circle. Residents paid for the gates, and within days after the gates were in place,

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 15

Cedar Lawn Historic District
Galveston, Galveston County, Texas

children once again played in the streets and neighbors were walked the Circle. The crime rate has also significantly decreased.

Prominent architects represented in the district

The district is significant in the area of Architecture because it contains good examples of most of the major architectural styles popular in the United States during the period of significance, including various revival styles (Spanish Eclectic, Italian Renaissance, French Eclectic, Colonial Revival, Tudor Revival, Neo-Classical), examples of early 20th century American movements (Craftsmen, Prairie School), and excellent examples of modern home design from both the pre-and post-World War II eras (Moderne, Contemporary, and Ranch Style). The district is all the more remarkable because these houses were built on adjacent undeveloped lots over a period of nearly 40 years, resulting in a virtual museum of mid-20th century American residential design.

While most of the houses within the district were contractor-built, many people did use the services of architects. The majority of these architects worked primarily in the Houston and Galveston area at prominent architectural firms.

Cameron Douglas Fairchild was born in Waco, Texas in 1902, and attended Southwestern University in Georgetown, Texas and the University of Texas at Austin. He organized Cameron Fairchild & Associates in 1925 in Houston, Texas. Fairchild worked primarily in Houston and Galveston, and his commissions included many institutional buildings. Among his works in Galveston are the Jesse H. Jones Library Building, and the Texas Housing for Medical Students (1955). Fairchild's commission at 24 Cedar Lawn South is known as a "Norman Cottage."

Raymond R. Rapp was born in Louisville, Kentucky in 1896. He worked for several firms in Kentucky and then Texas, and in 1921 began his own firm in Galveston. Notable works include the Hutchings-Sealy National Bank (1934) and the Psychopathic Hospital (1936) both in Galveston. Rapp designed the house at 11 Cedar Lawn North, a fine example of the Georgian style.

Charles L. Zweiner was born in Schulumberg, Texas in 1915. Zweiner graduated from the University of Texas at Austin. He practiced in Galveston from 1947 to 1990, also taking commissions in Houston. He collaborated with Cameron Fairchild and Raymond Rapp on several institutional buildings in Galveston. Among his residential works in Galveston are the contemporary Spanish Style house located at 4530 Caduceus Place, his own Art Moderne home at 5012 Sherman Boulevard, where he and his wife live, and the Colonial Revival home at 40 Cedar Lawn South. This two-story symmetrical brick home is one of Zweiner's best works.

Williams, Williams, Williams of Palm Springs, California designed numerous modern and contemporary structures throughout the mid-20th century. They primarily worked out of Palm Springs but were known to design on the road as well. Including their own office building in Palm Springs, they also commissioned the home of Mr. and Mrs. Ralph Kiner, the Studio Apartments of illustrator Earl Cordrey, and the Bisonti Lodge Resort Motel. They came to Galveston in 1950 to design the Contemporary home at 43 Cedar Lawn Circle. This home very much resembles the Palm Springs Estate of Frank Sinatra.

Alfred C. Finn, a Houston architect, commissioned three significant structures on Galveston Island. The 1929 Scottish Rite Cathedral at 2128 Church Street is a major example of the modernistic Art Deco Style popular in the late 20's and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 16

Cedar Lawn Historic District
Galveston, Galveston County, Texas

early 30's in Galveston. The United States Post Office, Custom House and Court House on 25th Street is a modern, yet traditional expression of public dignity. Mr. Finn worked with Andrew Frasier on this mammoth public building. The grandest home in Cedar Lawn is 16 Cedar Lawn South, a fine example of the Neo-Classical / Georgian Style.

Andrew Frasier was born in Inverness, Scotland in 1883. An architect and engineer in Galveston for 38 years, he emigrated from Scotland in 1915. The profession of architect in the Frasier family goes back to the days of the trade guilds in 1314. His education includes architecture and engineering at the Inverness Institute of Technology; and a degree from Heriot-Watt College of Engineering and Architecture, an affiliate of Edinburgh University. Frasier's first commission on the Island was the supervision of the building of the Jean Lafitte Hotel at 21st and Church. He was also involved in the building of the former Buccaneer Hotel at 23rd and Seawall and the Medical Arts Building at 308 21st Street. Frasier's commission to build a romantic Mediterranean towered villa for the surgeon, Dr. William E. Huddleston, betrays his unromantic engineering inclination.²¹

Period of Significance (1926-1957)

The Cedar Lawn Historic District contains 62 primary resources (all houses) and 53 secondary buildings (such as garages and guest quarters). The period of significance begins in 1926, with the boundaries finalized and the construction of the first house. The district developed rapidly in the first four years when twenty-five houses were built. A somewhat slower pace of construction was seen between 1930 and 1941 with only seventeen homes constructed. Nineteen houses were completed between the years 1947 and 1957, and the district was thus nearly complete by 1958. Because the majority of the properties in the district are over fifty years old, and the district exhibits a continuity of development and reflects contemporary architectural trends from 1926 through 1957, the district does not have to meet Criteria Consideration G (*properties that have achieved significance within the past fifty years.*)²²

Total houses in district	62	100%
Houses built in the 1920s	22	35.5%
Houses built in the 1930s	16	25.8%
Houses built in the 1940s	8	12.9%
Houses built in the 1950s	13	21%
Houses built in the 1960s	1	1.6%
Houses built in the 1970s	2	3.2%
Less than 50 years old	13	21%
Built before 1958	59	95.2%
Built after 1957	3	4.8%

Cedar Lawn remains as a remarkably intact neighborhood that represents the modern suburb of the mid-to-late-twentieth century. Developed as one subdivision, never to be added on to, the district exhibits a high level of cohesiveness. Several of the best examples of revival style and modern architecture in Galveston are within the district. The random development of the lots displays an eclectic mix of architectural styles. Every decade of the district's period

²¹ Beasley, page 214.

²² NPS, *How to Apply the National Register Criteria for Evaluation* (Bulletin 15), p. 43; see also *Denver Court Historic District* (Galveston, Texas) National Register nomination (2001).

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 17

Cedar Lawn Historic District
Galveston, Galveston County, Texas

of significance is found around every curve. Even before development, the neighborhood was known as Cedar Lawn and an active neighborhood association continues to value the unique qualities of the district. The district is an excellent example of the modern response to urban planning and development. The Cedar Lawn Historic District is nominated to the National Register under Criteria A and C because of its association with statewide development patterns of suburban growth during the early to mid twentieth century and for the architectural significance of the buildings within its boundaries.

REPRESENTATIVE PROPERTIES IN THE DISTRICT

15 CEDAR LAWN CIRCLE (1947)

Architect: C.E. Stevens

Designer: Mike A. Loomis

Photo 1

DESCRIPTION: One-story art moderne house. Tan brick walls follow the curvature of the lot. A tower of red glazed brick at the entrance, along with glass block and curved red concrete steps enhance the modernistic theme. The broad curves and bull-nosed corners of the facade add the essential asymmetrical quality. The built up roof with low parapet and thick protruding fascias are distinctive streamline moderne features.

HISTORY OF PROPERTY: Mike A. Loomis purchased one lot from Edgar D. Haden and another from Mary Moody Northen in 1947. That year, Gus C. Loomis, Mike's brother and owner of Loomis Construction Company, built this one-story Art Moderne home at 15 Cedar Lawn Circle. Architect Clarence E. Stevens, with input from owners Mike and Helen Loomis, designed this home, the first streamline moderne home in Galveston. Mike Loomis was a business man who operated hotels, motels and restaurants, and he served in civic organizations and on various committees.

43 CEDAR LAWN CIRCLE (1950)

Architect: Williams, Williams, and Williams

Photo 2

DESCRIPTION: One story Contemporary style house with a U-shape floor plan. This style, popular to California in the 1950's, contrasts sharply with the traditional homes surrounding it. The flat-roofed subtype is a derivation of the earlier International Style and referred to as American International. This house resembles the International Style with having a flat roof and no decorative detailing, but lacks the white stucco wall surfaces which is replaced by various combinations of wood, brick, and stone. Extremely large but self-effacing, this house occupies a strategic peninsular site in the center of Cedar Lawn. The central front entry inset blends in with the blank brick walls. Floor to ceiling windows are set flush with outer walls and used throughout the house along with large blank expanses of exterior wall. Smaller sections of glass block are located at clerestory height throughout the home. Cantilevered sections of house and roof are visible in the deep, circular driveway and backyard. Optimum privacy is obtained by a wood fence on the south side of the property and a brick wall on the north side.

HISTORY OF PROPERTY: Galveston businessman Sam Maceo was born in Palermo, Italy in 1894 and came to the United States with his family in 1901. The family settled in Leesville, Louisiana. Mr. Maceo moved to Galveston in 1910. In 1926, he opened "The Chop Suey", a restaurant and night club on a pier over the Gulf at 21st Street and Seawall

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 18

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Boulevard. The name of the establishment was changed to "The Grotto" in 1932, and later it was known as "The Sui Jen". After being renovated, it was reopened as "The Balinese Room" in 1942 (NR 1997). The "Turf Grill", another Maceo establishment, was opened at 2214 Market Street in the late twenties. In 1927 Mr. Maceo opened the "Hollywood Dinner Club" at 61st St. and Stewart Road, which featured many of the nation's leading dance bands. The club closed in 1940.

Mr. Maceo lived in hotels most of his life, but as he and his wife Edna were the parents of three children, they decided to build a house. In 1950, Sam Maceo purchased four lots in Cedar Lawn. Prior to this time, the children of Cedar Lawn had used these four lots as a playground. The Maceos hired Williams, Williams, and Williams of Palm Springs, California to design a contemporary home similar to those found in Palm Springs. This architectural firm was recommended to Mr. Maceo by his good friend Frank Sinatra, since this firm had designed Mr. Sinatra's home in Palm Springs. The Maceo home is very similar to Sinatra's Palm Springs home and contrasts sharply with the traditional homes surrounding it in Cedar Lawn.

The house was built for family living as well as for entertaining friends and "show business" people, such as Frank Sinatra, who performed at the Balinese Room. The Maceos spared no expense in building the home, hiring New York decorator T. H. Robsjohn-Gibblings, to design the interiors. Robsjohn-Gibblings' other clients included Elizabeth Arden and the Neiman-Marcus Department Store. Amenities found in the home include a projection room, a wet bar, and a Chinese kitchen. The home has many bedrooms and baths to accommodate both family and guests, and was designed with an open plan. Guest quarters were also built in the north wing, and servant quarters are located in the center of the driveway. A pool is located in the center yard formed by the U-shape of the home.

Sam Maceo died before his house was completed. Edna and the children lived in the home for three years before moving to New Orleans in 1954. Edna sold the house to Jack S. Evans and his wife. In 1972, Robert and Ann Moody purchased the home. Robert L. Moody and his brother Shearn had been raised at 16 Cedar Lawn South.

16 CEDAR LAWN SOUTH (1929)

Architect: Alfred C. Finn

Swimming Pool, Greenhouse, and Gardener's Cottage, 1930 Robert C. Smallwood

Photo 3

DESCRIPTION: The grandest house in Cedar Lawn is a red brick, two-story, Neo-classical Georgian Style. The full-height entry porch is supported by giant white Corinthian columns. The symmetrical façade includes two dormers and twin red brick interior chimneys atop a side gabled slate roof with a moderate pitch. Massive black driveways circle the main and side entries. Above the west side entry is a Modern style addition to the home made in the 1960s. Floor to ceiling windows engulf this one-story wing supported by simple wooden posts. This addition to the home is not representative of the Georgian style found throughout the property. An elaborate entertainment complex, consisting of a swimming pool, greenhouse, and gardener's cottage add to the stateliness of the complex.

HISTORY OF PROPERTY: The home at 16 Cedar Lawn South, built on eight lots, was begun in 1927 and completed in 1930. The house was built for W. L. Moody, III and his wife, and was designed by Robert Smallwood, Alfred C. Finn's residential designer. Mr. Smallwood was responsible for the elaborate detailing in the Neo-Classical Georgian style home. After the home was completed, Robert Smallwood also designed an elaborate entertainment complex, consisting of a bath house, swimming pool, and tropical greenhouse.

W.L. Moody, III, was the eldest son of W. L. Moody, Jr. After graduation from college, W. L., Jr. joined his father, Colonel William Lewis Moody, a Civil War veteran, in the management of his extensive business interests in Galveston, becoming a member of the firm of W. L. Moody & Company, cotton factors, in 1886. In 1890, W. L., Jr.

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 19

Cedar Lawn Historic District
Galveston, Galveston County, Texas

married Libbie Rice Shearn of Houston. Four children were born to them; Mary Elizabeth Moody Northen, W. L. Moody, III, Shearn Moody, and Libbie Moody Thompson, the wife of Clark W. Thompson.

W.L. Moody, III was executive vice-president of American National Insurance Company, which was owned by the Moodys. He had three children; Mrs. Edna Haden Moody Myrick, Mrs. Virginia Shearn Moody Beardsley, and W. L. Moody, IV. W.L., III left Galveston in 1931, just a year after this house was completed, and the house was acquired by his brother, Shearn.

Shearn Moody, Sr., served in World War I, and upon his return to Galveston after the war, he was made a partner in the firm of W. L. Moody & Company, Bankers, Unincorporated. In 1931, Shearn married Frances Russell. Two sons were born to them; Shearn, Jr., and Robert L. Moody. Shearn Moody, Sr. died in 1936 at the age of 40.

Mrs. Frances Russell Moody continued to occupy the house, while traveling extensively. Many years later, Mrs. Moody married Augustus James Newman, a British industrialist. Mr. Newman, a veteran of World War II, was a Commander of the British Empire, an honor bestowed upon him by Queen Elizabeth II in 1960 at Buckingham Palace. His company, Newman Industries, was a pioneer in jet airplane development. Mr. Newman died in 1976 at the age of 75.

Shearn, Jr. continued to live in the house. He was founder and Chairman of Empire Life Insurance Company, and owner of W. L. Moody & Company, Bankers, Unincorporated. Shearn, Jr. was instrumental in the Moody Foundation's development of Moody Gardens. Shearn, Jr. died in 1996. This is one of the seven homes in Cedar Lawn still owned by their original families.

58 CEDAR LAWN CIRCLE (1946)

Photo 4

DESCRIPTION: This multi level modern house is based on a combination of angled and circular plan geometries. It is a flamboyant example of what might be called Mexican Ranchero Moderne. Exterior wall surface materials used include tan brick, several shades of neutral colored flat stone, and heather gray, weatherboard siding. A side-gabled, red, mission tile roof is bound by a flat roof with parapet walls. This brash mixture of materials gives this house a strong presence.

HISTORY OF PROPERTY: James W. "Woody" Walker and his wife Joila had their home at 58 Cedar Lawn Circle built in 1946. Woody Walker was the owner of "Lois and Woody's Pier Club" and, in the late 1940's and early 1950's, was the manager of the Maceo's "Palace Club". Mr. Walker's father-in-law, Mr. Chancey, was the contractor for the home. In July, 1951, the Walkers sold the home to Harry and Alice Weiser. Mr. Weiser owned four dry-cleaning businesses in Galveston. The Weisers lived in the home for 22 years. Mr. Weiser sold the lot to the east, which had been a tennis court, to the Druss family, who then built the home at 60 Cedar Lawn Circle on the lot.

50 CEDAR LAWN CIRCLE (1956)

Photo 5

DESCRIPTION: One story asymmetrical Ranch style house. A low-pitched, side-gabled roof with deep overhangs dominates the façade. A short, broad, brick chimney slices through the roof of the home breaking the horizontal planes. The orange bricks of the chimney match the exterior bricks of the home. The only decorative detailing in this rambling Ranch home is the wood carved double doors at the entry.

HISTORY OF PROPERTY: This sprawling, red brick, Ranch style home was built for Jack Demack, Jr. and his wife Marie, by W. E. Klinke in 1956. This one-story asymmetrical home is a textbook example of the modern Ranch style

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 20

Cedar Lawn Historic District
Galveston, Galveston County, Texas

popular in the 1950's. Jack Demack, Jr. followed in the family business and operated Demack's Wholesale Produce House, located in the Hendley Building at 20th and The Strand. Demack's Produce was a family tradition for 120 years. Jack Demack, Jr., operated the business from 1968 to 1987. Mr. Demack married Mildred Rourke following the death of his first wife. This home is one of seven in Cedar Lawn which is still in the original family.

24 CEDAR LAWN SOUTH (1931)

Architect: Cameron Fairchild

Photo 6

DESCRIPTION: Multi-level French Eclectic cottage. This house is immediately identifiable by the presence of a prominent round tower with a high, cornical roof housing the principal entryway. This towered subtype is known by Eclectic builders as a "Norman Cottage." The house resembles the Tudor style, however it lacks the dominate front facing cross gables. A large arched bay window with multiple pane glazing is dominate in the façade; unlike the exterior wall chimney which is characteristic of the style. The steep-pitched varied roof line height and exterior brick surface complete the outline of the home.

HISTORY OF PROPERTY: In 1931, Edward R. Michaelis and his wife, Cora May, purchased the lot on which 24 Cedar Lawn South was built, and commissioned Cameron Fairchild, a prominent Houston architect, to design a French eclectic home. Cameron Fairchild also is credited with designing the Mediterranean villa at 1616 Broadway, and the 1939 Ballinger Mills, Jr. home at 2901 Avenue O. His largest Galveston home was the 1931 Mediterranean style home of George Sealy, Jr. at 5310 Seawall Boulevard, which was recently demolished to make room for commercial development. The 1930 Spanish Mediterranean style country home of John W. McCullough at 4525 Caduceus Place was also designed by Mr. Fairchild.

This multi-level French eclectic Norman cottage is immediately identifiable by the presence of a prominent round tower with a high, comical roof housing the principal entryway. The house resembles the Tudor style, without the dominant front-facing cross gables. A large arched bay window with multiple pane glazing dominates the facade, unlike the exterior wall chimney which is characteristic of the style. The steep-pitched varied height roof line and exterior brick surface complete the outline of the home. Mr. Michaelis, who had the home built, was in the real estate and insurance business.

15 CEDAR LAWN NORTH (1927)

Architect: Donald N. McKenzie

Photo 7

DESCRIPTION: Two-story stucco Tudor Revival home with a high pitched side and front gabled roof. The cream-colored exterior walls and white trim also include the decorative half-timbering above the entryway, and in both side and front gables. The symmetrical arts and crafts butterfly floor plan includes twin stucco chimneys with crowned decorative chimney pots. With very little decorative detailing, this grand home is a textbook example of the Tudor Revival style.

HISTORY OF PROPERTY: Clark W. Thompson and his wife Libbie Moody Thompson commissioned Donald N. McKenzie to design this home at 15 Cedar Lawn North. The two-story stucco Tudor Revival home was completed in 1927. Clark W. Thompson, one of the developers of Cedar Lawn, served as a U. S. Representative from 1933 to 1934 and from 1947 to 1967. Their daughter, Libbie Thompson Walker, lived in the home while the Thompsons were in

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 21

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Washington. In 1965, the Thompsons deeded this home to Trinity Episcopal Church, which used the home as a rectory.

11 CEDAR LAWN NORTH (1929)

Architect: Raymond Rapp

Photo 8

DESCRIPTION: This two-story symmetrical home is a fine example of the post-revolutionary Georgian style. The black shutters and white trim compliment the exterior red brick walls. The cast stone sills and lintels surrounding the windows had a touch of elegance to the façade. Three identifying features include the popular side gabled roof with bracketed eaves, paired end chimneys, and three gabled dormers with arched windows. However, the most identifying feature is the elaborate porch detailing. The wonderful red curving steps lead you to the classic circular portico, which is supported by two freestanding and two engaged columns. The turned wood balustrade is an example of still more elaborate detailing representative of this style. Surrounding the black paneled front door is an elliptical fanlight with sidelights. Together, these high-style elaborations qualify this home to be an exceptional Georgian style representative structure for the neighborhood.

HISTORY OF PROPERTY: Dr. Charles T. and Bertha Neubauer Stone lived here for 54 years. Dr. Stone served as chairman of the Internal Medicine Department at UTMB from 1926 to 1954. Every subsequent owner has been a medical doctor with UTMB.

44 CEDAR LAWN CIRCLE (1931)

Photo 9

DESCRIPTION: Two-story Italian Renaissance home with an asymmetrical façade. Exterior wall and roof materials used are tan brick and red ceramic tiles. This L-planned shaped home is a textbook example of the Italian Renaissance style without the high-style elaborations. Three identifying features include a low-pitched hipped roof, an arch above the entry door, and upper story windows smaller and less elaborate than windows below.

HISTORY OF PROPERTY: In 1931, A. J. and Mary Dow built this L-shaped Italian Renaissance style home, with tan brick and red ceramic tile roof, at 44 Cedar Lawn Circle. Mr. Dow owned the local Chevrolet dealership. The Dows had two daughters, Dorothy and Margaret. Dorothy was a notable opera singer performing in Milan, Florence, and other European cities. She later taught private operatic voice lessons in Galveston. In 1965, Kenneth Dunn and his wife bought the property. Mr. Dunn was vice-president and manager of Dunn Equipment Company, a family business specializing in industrial equipment rentals. The Dunns lived here until 1978, when they sold the house to Charles Eugene Poe and his wife. Mr. Poe was Deputy Director of the Port of Galveston.

7 CEDAR LAWN NORTH (1929)

Photo 10

DESCRIPTION: This two-story Spanish Eclectic home is an elaborate textbook example of the history of Spanish architecture. Porch detailing includes a full width one-story configuration outlined by an arched wing wall. The side-gabled green mission tiled roof lies between an elaborate exterior chimney with its own small tiled roof and a squared tower directly above the porch. The pale pink stucco exterior adapts nicely in this coastal town.

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 22

Cedar Lawn Historic District
Galveston, Galveston County, Texas

HISTORY OF PROPERTY: This two-story Spanish eclectic style home at 7 Cedar Lawn North is an elaborate textbook example of the history of Spanish architecture. Porch detailing includes a full width one story configuration outlined by an arched wing wall. The side-gabled green mission tiled roof lies between an elaborate exterior chimney with its own small tiled roof and a squared tower directly above the porch. The pale pink stucco exterior adapts nicely to this coastal

This is one of the earliest homes in Cedar Lawn, built in 1928 by R. W. Boney, contractor, for Mr. Ray Rolan and wife Libbie. Mr. Rolan was Secretary and Merchandising Manager for Clark W. Thompson Company and a well-known business and civic leader. Mr. Rolan continued to work for Mr. Thompson until 1932, when the firm went out of business; he and his wife sold this home and moved to San Diego, California, where Mr. Rolan died later that year. Mrs. Libbie Rolan sold the home to Thomas F. Shaw and wife Cecilia Bohn Shaw in 1933. Mr. Shaw had offices in the Cotton Exchange Building.

1 CEDAR LAWN CIRCLE (1927)

Photo 11

DESCRIPTION: This "full dormer" Dutch Colonial two-story home is the only wood-sided home in Cedar Lawn. The house is painted a light Colonial gray with white trim. The entry porch is centrally placed and is of Colonial "gable" design with two Doric style wood columns. The red entry steps match the side gabled, red composition tile roof with flared eaves. A covered porte-cochere is to the right of the home providing entry to the kitchen.

HISTORY OF PROPERTY: The home was built on a lot purchased from the Cedar lawn Company in 1926 by Ira and Lula E. Ellis. According to Mr. Henry B. Pomeroy, Jr., a later owner of the home, Mr. Ellis was a contractor, and probably was the builder of this home. By 1933, according to records, Dr. W. L. James, a dentist, and his wife Lou Willie James, owned the home. In 1949, ownership was transferred by Lou Willie James, a widow, to John M. Hopkins and wife, Elise B. Hopkins. In 1961, ownership of the home was transferred from Elise B. Hopkins to Henry B. and Mary Pomeroy, Jr., who was at that time with the Santa Fe Railway.

22 CEDAR LAWN NORTH (1939)

Photo 12

DESCRIPTION: This two-story house is an exceptional example of the Early Classical Revival style. The kelly green shutters compliment the stark white brick exterior. Four Doric columns support the full-height entry porch. The prominent centered gable is embellished with a small round window. The black paneled front door is surrounded by an elliptical fanlight and sidelights. The façade also includes the horizontally five ranked windows and twin brick chimneys.

HISTORY OF PROPERTY: The home originally included a side yard with tennis court, but Douglas McLeod, one of the former owners of this home, had a speculative home built on the lot which had held the tennis court, and which became 20 Cedar Lawn North. Other owners of 22 Cedar Lawn North have been the Kleinecke family, prior to McLeod, and the Mueller family.

(8-86)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 23

Cedar Lawn Historic District
Galveston, Galveston County, Texas

16 CEDAR LAWN CIRCLE (1938)

Photo 13

DESCRIPTION: This multi-leveled home is an eclectic style home with Colonial Revival and Tudor features. The irregular, steeply pitched roof line with crossed front gable is constructed of composition tile. One dormer window projects from the roof adding to the asymmetrical façade. Typical of the style, there is no decorative detailing evident in the home. The partial porch inset in the L-floor plan is supported by two classical white columns. This Eclectic mix of style represented is relatively uncommon in this coastal community.

HISTORY OF PROPERTY: This house was built Sam Braslau and his wife Lena. A one-story garage, constructed of the same brick and ceramic tile, was built at the same time. The home was sold to Henry Van Plank and his wife Elizabeth, owners of the Blue Ribbon Restaurant. In 1973, Joseph Higgins and his wife Margaret purchased the home.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page 24

Cedar Lawn Historic District
Galveston, Galveston County, Texas

BIBLIOGRAPHY

Beasley, Ellen and Fox, Stephen. "Galveston Architectural Guidebook" Houston: Rice University Press and Galveston Historical Foundation, 1996.

"Bisonti Lodge Resort Motel." *Architectural Record* November 1949: 124-129.

Cedar Lawn Company. Plat. Galveston County Records. Galveston, Texas. Book 834, p. 514-527.

Cedar Lawn Company. Plat. Galveston County Records. Galveston, Texas. Book 2622, p. 757-58.

Denver Court (National Register of Historic Places Nomination), 2001.

Cedar Lawn Association. Drive out Today to Beautiful Cedar Lawn: A Celebration of the 75th Anniversary of Cedar Lawn 1927-2002. Galveston, Texas, 2002

"Eleven Architects Offices." *Architectural Forum*, January 1954: 102-103.

Galveston City Directory. Various Dates. Galveston and Texas History Center, Rosenberg Library, Galveston, Texas.

Galveston Daily News. Various Dates. Rosenberg Library, Galveston, Texas.

Griffin, S.C., "History of Galveston, Texas" A.H. Cawston, 1931.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

"Palm Springs, California." *Architectural Record* July 1951:124-126.

Sanborn Map Company. City Of Galveston Fire Insurance Maps, Collection of Galveston Historical Foundation, Galveston, Texas.

Thompson, Clark W. , "Sketch of the Early Plans for Cedar Lawn as a Desirable Subdivision of Galveston." 1926.

"Two Sliding Walls Make a Sociable House." *House and Garden* August 1952: 28-29.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approx. 27 acres

UTM REFERENCES	Zone	Easting	Northing
1.	15	323220	3241360
2.	15	323540	3241460
3.	15	323620	3241160
4.	15	323300	3241080

VERBAL BOUNDARY DESCRIPTION The district begins at the intersection of Avenue N and 45th Street and the southern boundary continues to the intersection of Avenue N and 48th Street. The western boundary begins at the intersection of Avenue N and 48th Street and continues north to the intersection of Avenue M and 48th. The northern boundary begins at the intersection of Avenue M and 48th Street and continues east to Avenue M and 45th Street. The eastern boundary begins at the corner of 45th and Avenue M and continues south to the corner of Avenue N and 45th Street, the point of beginning.

BOUNDARY JUSTIFICATION The Cedar Lawn Residential Historic District includes the Cedar Lawn platted subdivision of the Denver Resurvey. Before this area was part of the Denver Resurvey, it was known as city blocks 45, 46, and 47, and part of outlots 5 and 6. When Cedar Lawn was developed this land became part of the Denver Resurvey and known as blocks 34, 35, 36, 37, 38, 39, 58, 59, and 60.

11. FORM PREPARED BY (with assistance from Gregory W. Smith, National Register Coordinator)

NAME/TITLE: Elizabeth Neff, with Lesley Sommer (Galveston Historical Foundation)

ORGANIZATION: Cedar Lawn Association, Inc.

DATE: December 1, 2001

STREET & NUMBER: 26 Cedar Lawn Circle

TELEPHONE: (409) 762-7570

CITY OR TOWN: Galveston

STATE: Texas

ZIP CODE: 77551

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheet 7-9)

PHOTOGRAPHS (see continuation sheets Photo-25 and Photo-26)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: (on file with the Texas Historical Commission)

STREET & NUMBER:

TELEPHONE:

CITY OR TOWN:

STATE:

ZIP CODE:

(8-86)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section PHOTO Page 25

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Cedar Lawn Historic District
Galveston, Galveston County, Texas
All photographs by Emily Sasser, except as noted
January 2002, except as noted
Negatives on file with Texas Historical Commission

15 Cedar Lawn Circle
South elevation
Camera facing North
Photo 1 of 16

43 Cedar Lawn Circle
West elevation
Camera facing East
Photo 2 of 16

16 Cedar Lawn South
North elevation
Camera facing South
Photo 3 of 16

58 Cedar Lawn Circle
South elevation
Camera facing North
Photo 4 of 16

50 Cedar Lawn Circle
South elevation
Camera facing North
Photo 5 of 16

24 Cedar Lawn South
East elevation
Camera facing West
Photo 6 of 16

15 Cedar Lawn North
South elevation
Camera facing North
Photo 7 of 16

11 Cedar Lawn North
South elevation
Camera facing North
Photo 8 of 16

44 Cedar Lawn Circle
East elevation
Camera facing West
Photo 9 of 16

7 Cedar Lawn North
South elevation
Camera facing North
Photo 10 of 16

1 Cedar Lawn Circle
East elevation
Camera facing West
Photo 11 of 16

22 Cedar Lawn North
East elevation
Camera facing West
Photo 12 of 16

16 Cedar Lawn Circle
North elevation
Camera facing South
Photo 13 of 16

(8-86)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section PHOTO Page 26

Cedar Lawn Historic District
Galveston, Galveston County, Texas

Streetscape photographs

Island at center of district
Camera facing west
Photographed by Elizabeth Neff
June 2002
Photo 14 of 16

Streetscape, northeast intersection of Cedar Lawn Circle and Cedar Lawn North
Camera facing south
Photographed by Elizabeth Neff
June 2002
Photo 15 of 16

Streetscape, southeast intersection of cedar Lawn Circle and Cedar Lawn South
Camera facing south
Photographed by Elizabeth Neff
June 2002
Photo 16 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO, TEXAS

PHOTOGRAPH 1 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 2 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 3 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS
PHOTOGRAPH 4 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 5 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 6 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 7 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 8 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 9 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 10 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 11 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 12 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 13 of 16



CEDAR LAWN HISTORIC DISTRICT
GAVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 14 of 16



CEDAR LAWN HISTORIC DISTRICT
GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 15 of 16



CEDAR LAWN HISTORIC DISTRICT

GALVESTON, GALVESTON CO., TEXAS

PHOTOGRAPH 16 of 16

