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*To Beautiful*

CEDAR LAWN

*“Galveston’s Beauty Spot”*

A Celebration  
of the  
90<sup>th</sup> ANNIVERSARY  
of  
CEDAR LAWN

1926 - 2016

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# INTRODUCTION

## CEDAR LAWN HISTORIC DISTRICT

*Contributed and edited by Lesley Sommer*

*Edited for publication*

### DESCRIPTION

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-designed 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. 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. 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.

The streetscapes of the neighborhood



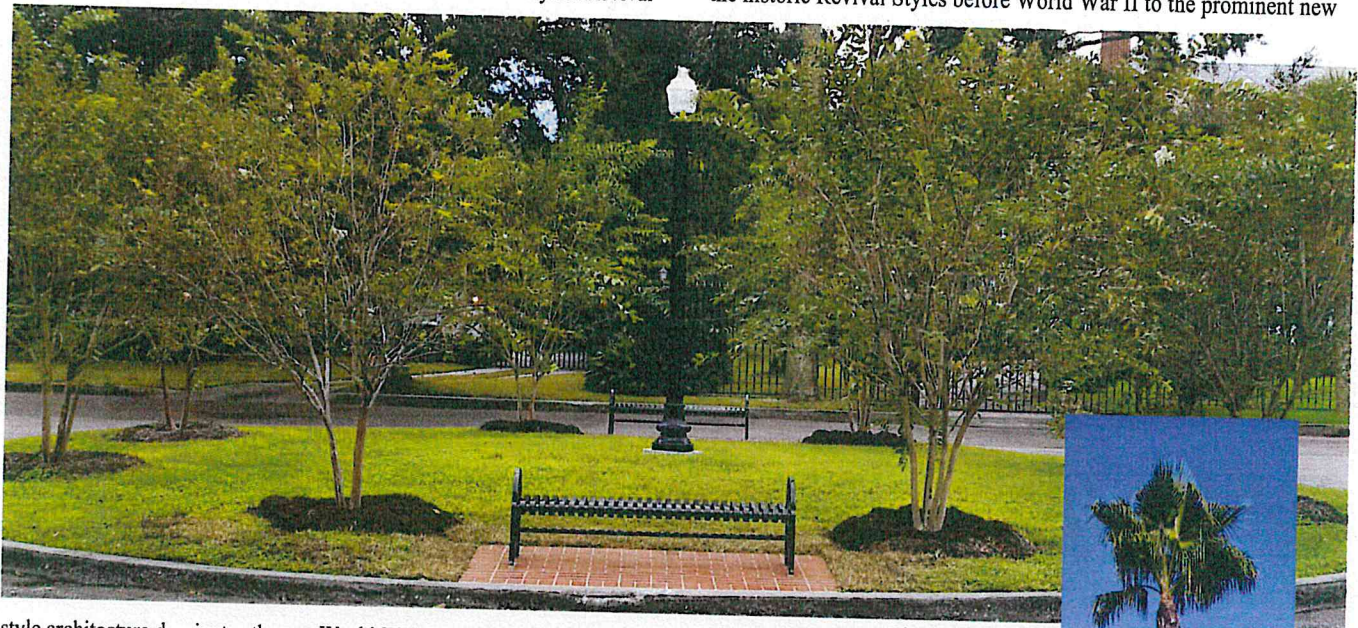
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retain a high degree of integrity. Unlike the crowded fenced yards of Victorian Galveston neighborhoods, here the imposing green lawns grow unobstructed from the street to the foundation plantings around the houses. There are no sidewalks and no traffic 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 features an eclectic mix of architectural styles. Revival

## STATEMENT OF SIGNIFICANCE

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 World War II 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



style architecture dominates the pre-World War II 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.

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. 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.



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## 20TH CENTURY HISTORICAL DEVELOPMENT OF GALVESTON

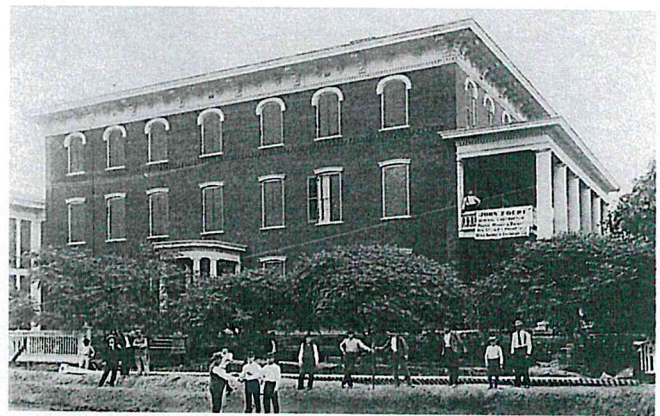
The Great Storm is the most defining event in Galveston history. On September 8, 1900, a hurricane swept in from the Gulf that resulted in the mass destruction of more than 1,500 acres in Galveston. Over 6,000 people were killed; the largest number of deaths caused by any natural disaster in the United 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. At least 4,000 structures in the city were demolished amounting to nearly two-thirds of the total before the storm. The debris was piled into a six-foot tall, ten-foot thick wall of compressed building materials, household items and corpses. This wall of debris created a barrier during the storm, preventing the force of the waves from extending farther 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 Galveston from Gulf of Mexico 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 in a report from January 1902, they concluded that: protection 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. 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. In October 1902, construction began. Built over a period of several years, the Seawall now stretches over 10 miles in length.

Following construction of the Seawall, it became imperative to raise the grade of the city. With the Seawall at seventeen feet, 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.



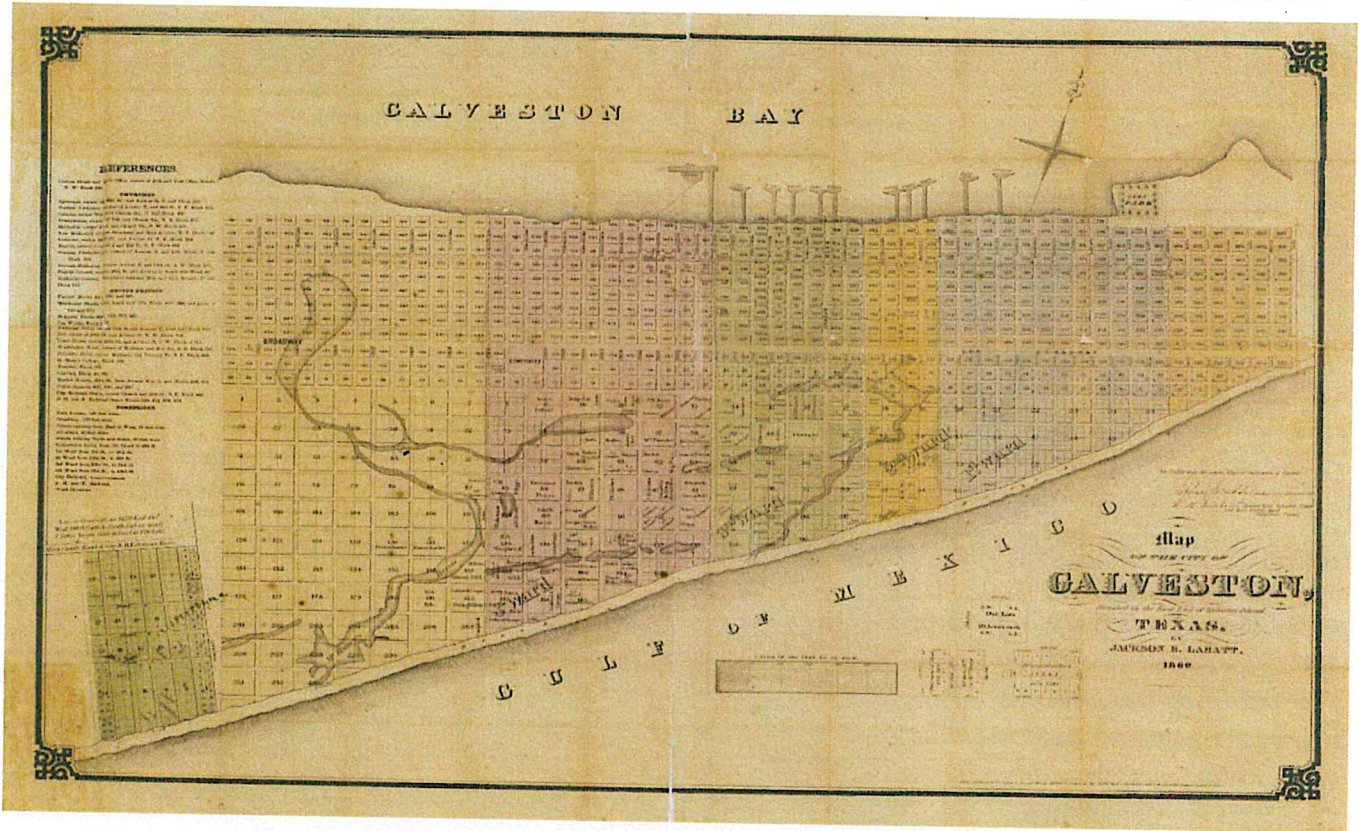
The grade of the island was to be sloped away from the Seawall: Avenue J (Broadway) was set at 12 feet above sea level and the bay side of the island at Ave A was set at 8 feet above sea level.<sup>1</sup> This was accomplished in twelve-block sections, beginning in the East End of town and extending west. All buildings and structures in these sections had to be raised, including outbuildings and, in some cases, fences.

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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.<sup>2</sup>

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. Instead, Galveston became the sin city of the Gulf Coast, based upon a triad of prostitution, gambling, and drinking. 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



## 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

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 contracted venereal disease. During World War II officials warned the City that its prostitutes threatened national defense, and the red light district was shut down for the duration of the war. 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.

# INTRODUCTION

## 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. Through the block there are often shacks in the alleys. 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.

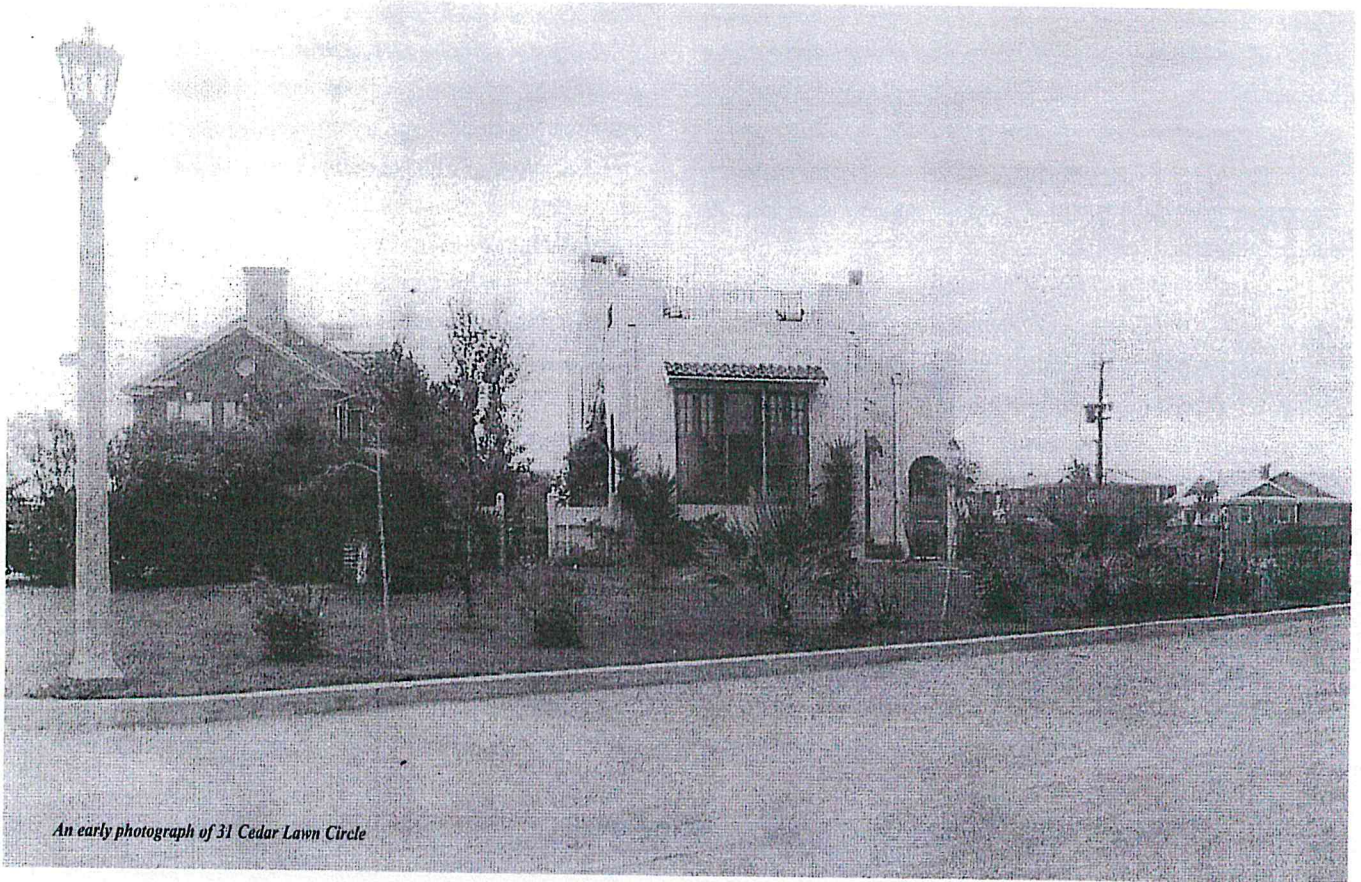
The automobile offered urban dwellers a new form of mobility and a new sense of freedom. The new suburban dweller need not live near a trolley line or close to work. Furthermore, the modern suburban ideal segregated commercial and residential uses. The corner store, which was within walking distance 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.



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. 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.

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*An early photograph of 31 Cedar Lawn Circle*

- Every residence shall face on some one or more of the streets or drives of Cedar Lawn. No residence or other structure shall be built closer than 30 feet to such streets or drives.
- 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 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 Company 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. 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



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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, 45 doctors of medicine, and 52 business owners. While Cedar Lawn's street pattern is unique, its past and present residents have also contributed to its significance.

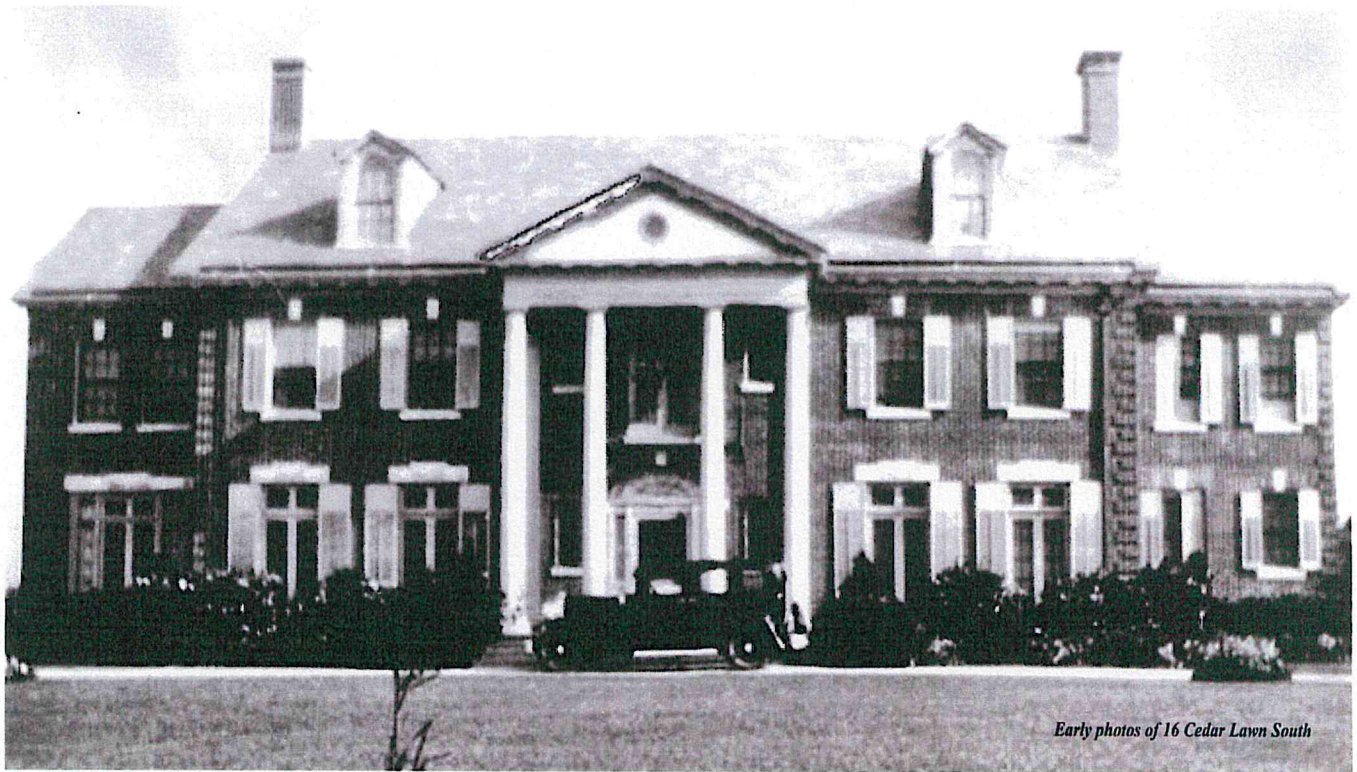
In the first year following the platting of Cedar Lawn, two of the three original developers, W.L. Moody, III and his brother-in-law, Clark W. Thompson, built spectacular homes directly across from each other on either side of the center circle. The Moody home was built at 16 Cedar

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. 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



*Early photos of 16 Cedar Lawn South*

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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, 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.

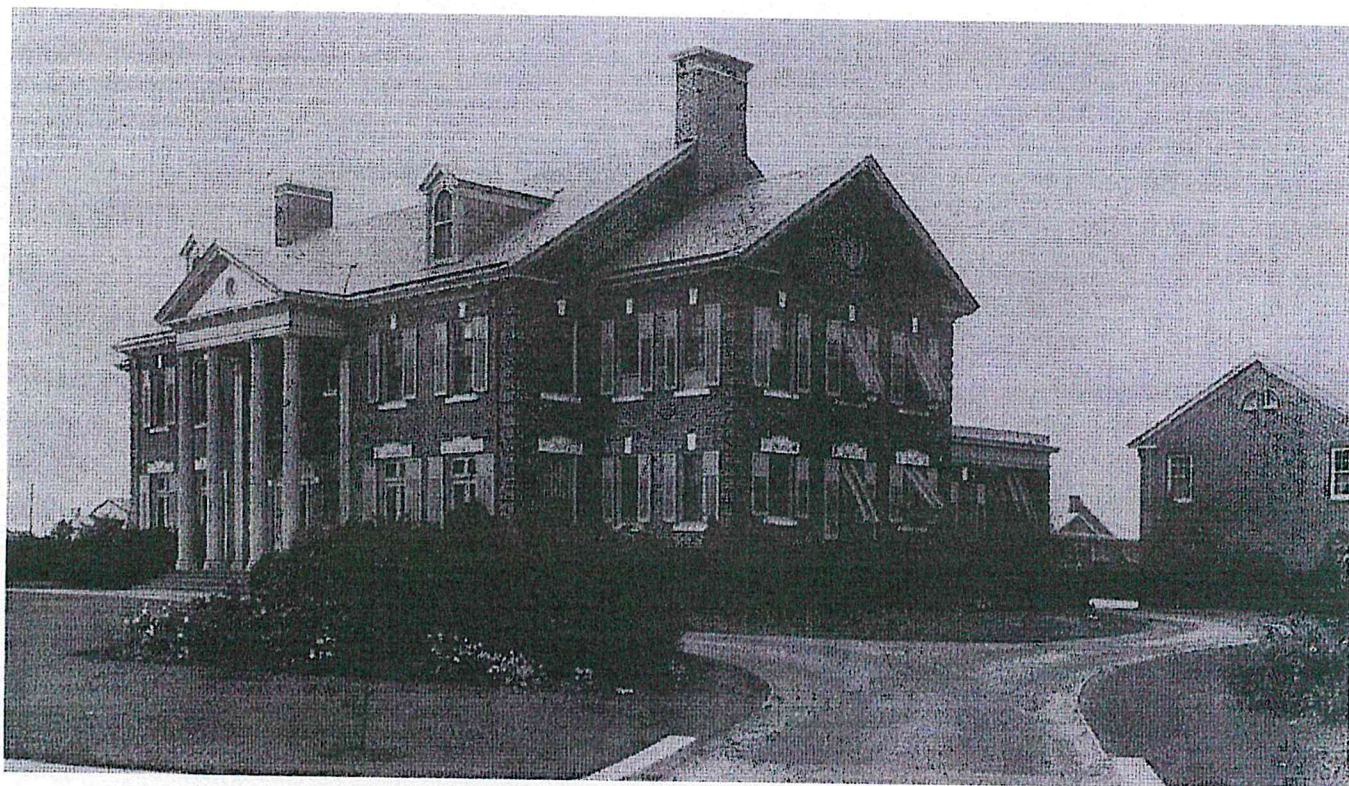
In 1938, Eddie Schreiber, another business owner who would become mayor of Galveston, built a home at 38 Cedar Lawn Circle. In 1960, Mayor Schreiber was a leader in bringing the mayor-council form of government to the City of Galveston. He served two terms as mayor and was affectionately known as Mr.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

The late 1940s 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 Grillietto, 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 Eibands Department Store, built a home at 84 Cedar Lawn South. Eibands 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



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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 was the 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 the gates were installed. The only entrance not gated is the 45th Street entrance. Residents paid for the gates, and within days after the gates were in place, children once again played in the streets and neighbors were walking the Circle.

## 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, some 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 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. Zwiener was born in Schulenberg, Texas in 1915. Zwiener 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 lived, and the Colonial Revival home at 40 Cedar Lawn South. This two-story symmetrical brick home is one of Zwiener'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 from the 20s through the early 40s 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.<sup>3</sup>

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## 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).<sup>4</sup>

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 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 was approved 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.

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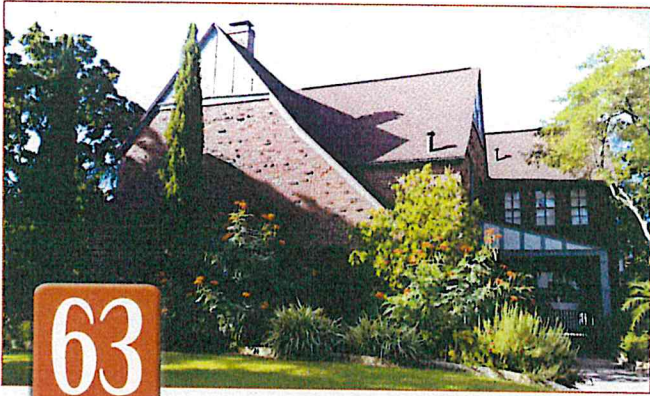
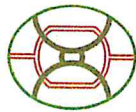
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## FOOTNOTES

- 1: *Galveston Daily News*, March 23, 1903, page 8.
- 2: Beasley, Ellen and Stephen Fox. *Galveston Architecture Guidebook*. Houston: Rice University Press and Galveston Historical Foundation, 1996, page 72.
- 3: Beasley, page 214.
- 4: 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)*.



**63**  
CEDAR  
LAWN  
CIRCLE

The home at 63 Cedar Lawn Circle, built in 1927, is a dark red brick two-story English Tudor style house.

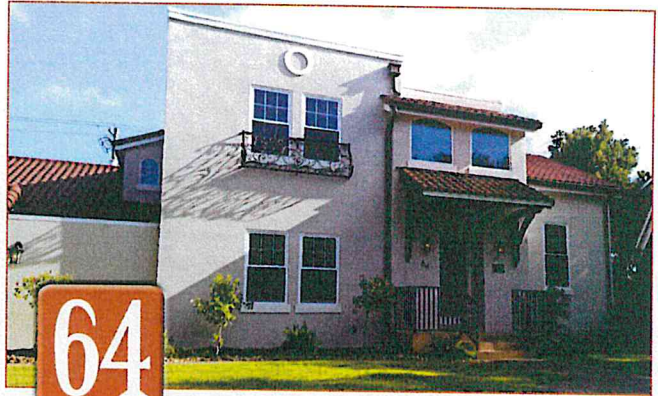
Dr. William Gammon and his wife Theresa (D1950) occupied the house from 1932 to 1949. Dr. Gammon (D1937) was a general practitioner at the University of Texas Medical Branch.

Their daughter, Margaret, with her husband Vandy Anderson, Sr., and their two children Vandy and Ann, lived here until 1955, when the house was sold to James W. "Bill" and Flo Lain. Bill Lain's parents, the Thomas Lains, lived next door at 57 Cedar Lawn Circle. The Bill Lains lived in this home until 1962. Mr. Lain was with Rotan-Mosele and Company, Brokers.

John and Norma Yeatman then purchased and lived in the home. Their estate sold the home in 1995 to Glenda and John Ewing, who had extensive interior and exterior renovations done, including the complete rebuilding of the garage and quarters and new landscaping. The gardens were featured in Clean Galveston's Backyard Garden Tour in 1998. Dr.



Larry Stanberry and his wife Elizabeth purchased the home in 1999, and added a swimming pool in 2001. Tim and Leslie Jeter purchased the home in 2008, and sold it to Richard and Leila Boullion in 2013.



**64**  
CEDAR  
LAWN  
CIRCLE

The two-story Spanish Eclectic style residence at 64 Cedar Lawn Circle had a green stucco exterior, a combination of red tile and flat roofs. This home was completed in 1927 and purchased by H. Gale Rogers for his family. It was one of the few homes built in Cedar Lawn that was built on "speculation" rather than custom built for the owner. Mr. Rogers had the original detached garage demolished and a new two car garage built in 1955.

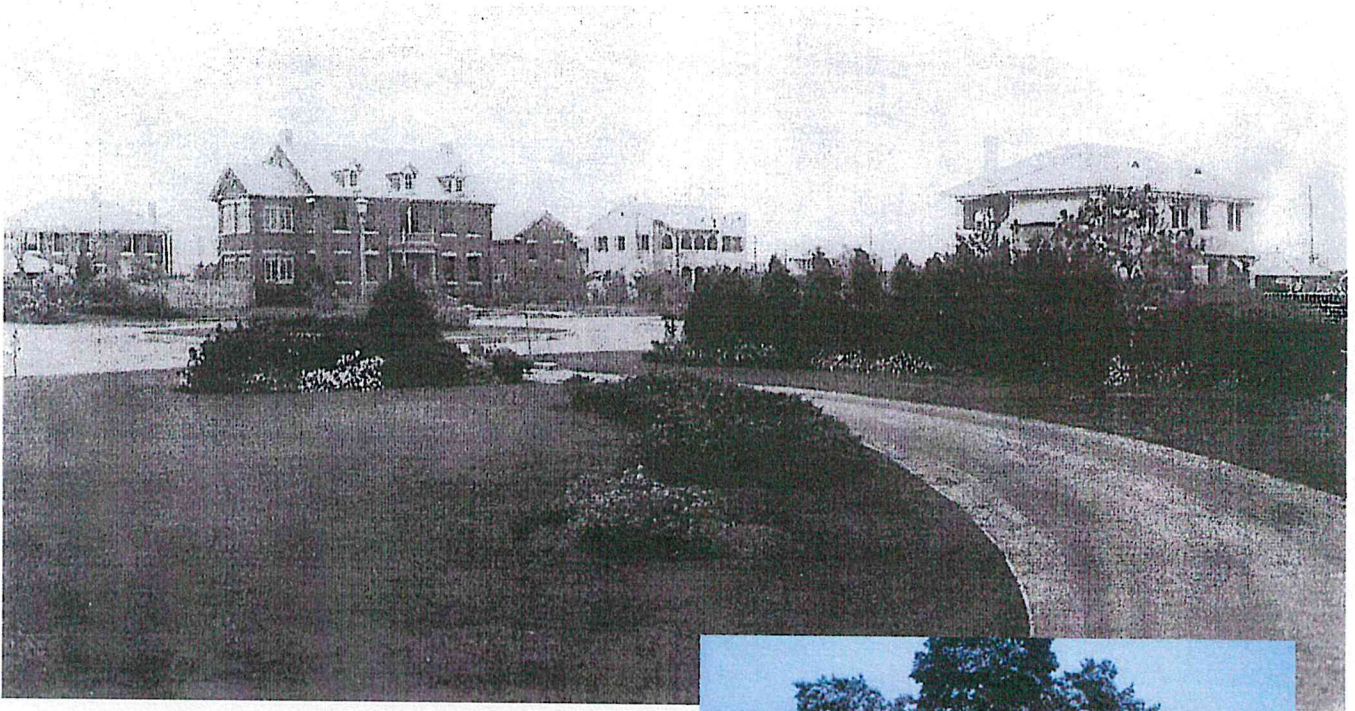
The home was sold in 1964 by Mrs. Bertha Rogers to Robert L. Innes and his wife. Mr. Innes was the first Administrator of the Shriners's Burns Hospital in



Galveston. The Inneses sold the home to Pablo Villalobos and his wife in 1971. Mildred Dunn purchased the home in 1975 and sold it in 2014 to Keith and Genette Bassett who planned a total renovation of the home. They decided to buy 12 Cedar Lawn Circle instead and in 2014 sold the home to Gold Coast Equity, who then sold it to Tokori Investments. Tokori Investments owned by Jerry and Tammy Wise are renovating the home, including an addition on the west and north side of the house.



# AFTERWORD



## THE MIDDLE CIRCLE OF CEDAR LAWN

An early photograph of the Middle Circle show a period street light in the center of the Circle. At some point the light was removed, along with similar ones in the neighborhood. Long-time residents may recall the Middle Circle had an American Holly tree planted in honor of an anniversary of the Cedar Lawn Garden Club. Following Hurricane Ike in 2008 the American Holly tree did not fully recover and arborist reported it would never fully recover. The area also needed to be leveled, landscaping added and a sprinkler system installed. In 2015, the Wares and the Dohertys formed a committee to beautify the Middle Circle. Seven families contributed the initial funding to begin the work. A plan was developed to remove the tree, install a light fixture somewhat similar to the original, plant eight Natchez White Crepe Myrtle trees, install a sprinkler system and add two benches on brick pads. Additional funding raising was done; those contributing a minimum level of \$250 were offered an engraved brick to be installed near the benches. John Campbell, President of Galveston Foundation, Inc. offered major assistance in administering the funds and well as providing knowledge and support in locating the trees and overseeing the planting. The Texas Historical Marker was moved from the Middle Circle to across the street to the west.

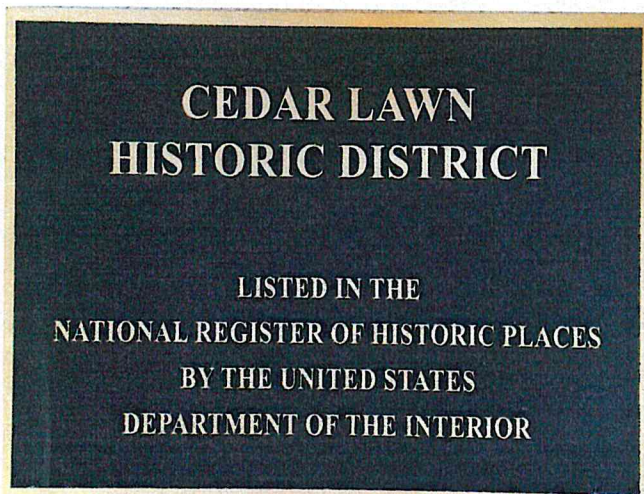


# AFTERWORD

## NATIONAL REGISTER OF HISTORIC PLACES

*The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.*

The National Register of Historic Places is a federal program administered in our state by the Texas Historical Commission in coordination with the National Park Service. Listing in the National Register provides national recognition of a property's historical or architectural significance



and denotes that it is worthy of preservation. Buildings, sites, objects, structures and districts are eligible for this designation if they are at least 50 years old (with rare exceptions) and meet established criteria. Plaques are available, but not required, for this designation.

The National Register designation imposes no restrictions on property owners. To nominate a property, the owner's consent is required.

The National Register of Historic Places is the nation's inventory of properties deemed worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect our historic and archeological resources, and is part of its effort to promote preservation statewide.

The National Register was developed to recognize historic places

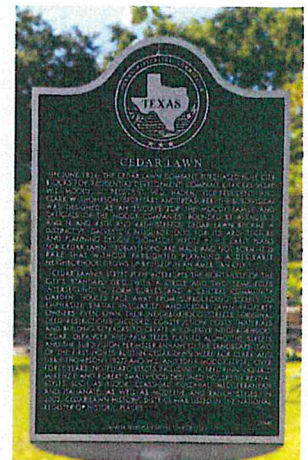
that contribute to our country's heritage. These properties — whether districts, sites, buildings, structures or objects — are architecturally, archeologically, or historically significant for their associations with important persons or events. The National Register is designed to include properties of importance in every locality, not just great national landmarks. A general store, a community park, a main street or the remains of a prehistoric village may be just as eligible for inclusion in the National Register as the Texas State Capitol or the Alamo.

The National Register of Historic Places provides the basis for most preservation activities under federal programs and those of the Texas Historical Commission.

This marker served us well after Hurricane Ike. When the insurance adjusters arrived the first thing they did was to take a picture of the marker showing our district. We were told this puts the house (along with all others with the marker) into a class that indicates the historical importance of Cedar Lawn.

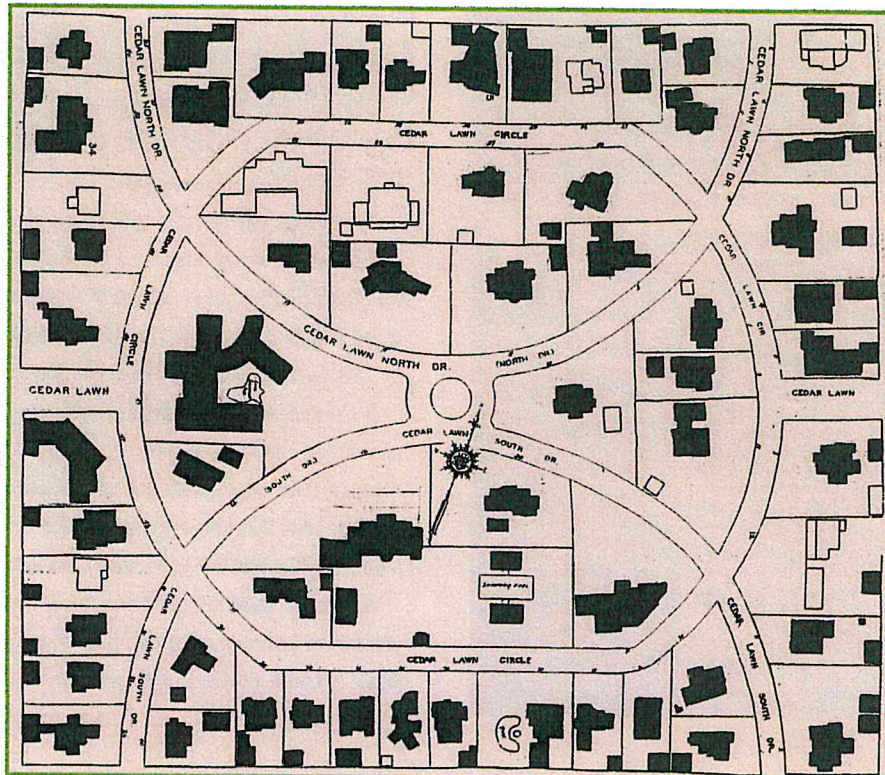
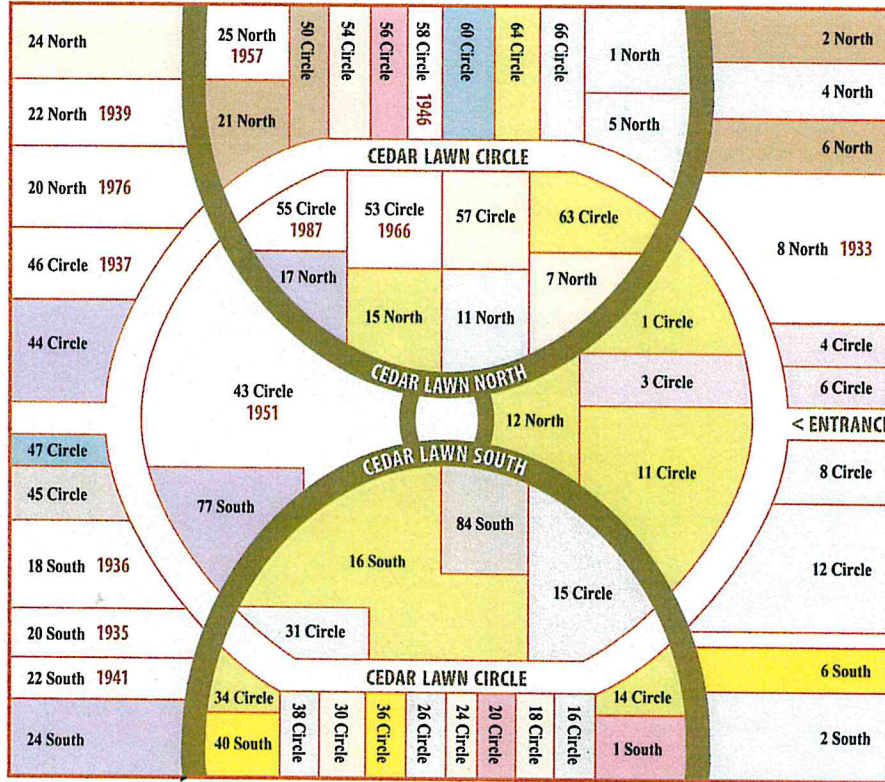
## TEXAS HISTORICAL MARKER

The application for Cedar Lawn took hours of research and meetings. Elizabeth Neff, a Cedar Lawn resident, and Lesley Sommer, from Galveston Historical Foundation wrote the application which was approved in 2002.



# AFTERWORD

## CEDAR LAWN MAP & FOOTPRINT





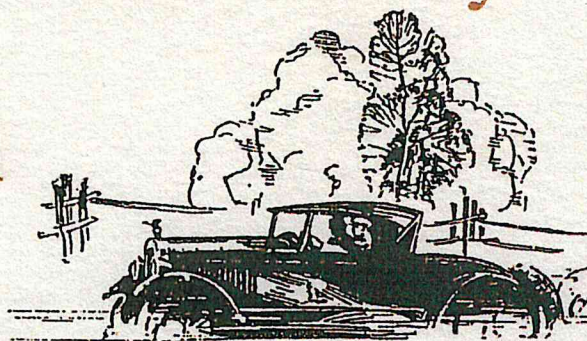


# Drive Out Today

## To Beautiful Cedar Lawn

*"Galveston's Beauty Spot"*

### This is the Way to Get There

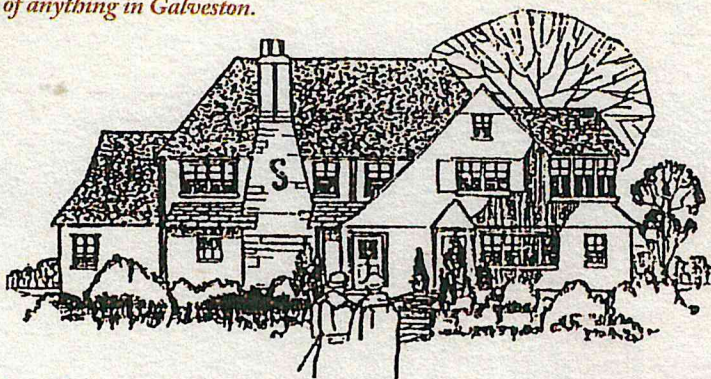


*Drive out Broadway to Forty-fifth Street, then just two blocks south and you are there — only a short drive which requires but ten minutes from the heart of town.*

*You are going to live in Cedar Lawn someday — or wish that you could. The lots are very rapidly selling to HOME BUILDERS. They are actually building homes and living there. Already the price of lots has advanced, and March 1st it will advance again. You can buy right now on a lower basis than prevails in any other even semi-desirable part of town. But very shortly the value of these lots will be far ahead of anything in Galveston.*

*It is good for Galveston to have a Cedar Lawn. There is no other subdivision in the city in which you can find the advantages that are available here. These homesites are complete, ready for building to commence.*

*In the purchase price of each one, every convenience*



*is provided — water, gas, curbing, paving, shade trees, a heavy covering of mainland soil, ornamental street lighting. On the outer edge a thick planting of oleanders, salt cedars and poplars will seclude the whole area from the surrounding sections.*

*The advantages are really too obvious to mention. The building restriction insures a neighborhood of pleasing homes. There won't be the usually heavy cross-town traffic — the curving streets will discourage thoroughfare. Two blocks is far enough from Broadway to eliminate the noise and confusion of the car lines — yet close enough for your servants to go and come if you wish them to.*

*To answer questions that may occur to you, we have here enumerated the accomplishments and advantages of Cedar Lawn. This is what you get with the purchase of each lot:*

**STREETS** — Curbed, graded and shelled at the present time. Asphalt topping is provided and will be laid shortly without cost to the individual purchasers.

**MAINLAND SOIL** — Each lot covered with a heavy black soil, which eliminates any difficulty with blowing sand and provides an excellent foundation for your lawns and flower beds. We have already seeded the whole area to Bermuda grass.

**CONVENIENCES** — Gas is already being furnished to the residences now completed, as are also electricity, phone service and water.

**TREES** — We have planted ash trees on the drives. These are fast growing and hardy, and will soon form a delightful shade for the streets and lawns. Poplars, oleanders and salt cedars along the outside border of the whole area will give it the desired seclusion and shut off any present or future unsightly surroundings.

**SEWERAGE** — The city bond issues covering both sanitary and storm sewers have been sold and these projects are to be started immediately. Temporary street drainage is provided through the grading of Avenue L which is now being done by the City.

**STREET LIGHTS** — Ornamental poles are now being erected.

*Today — Sunday — our salesmen will be on the ground to talk to you. Drive out to beautiful Cedar Lawn today. Enjoy its beauty — its newness — and convince yourself that Cedar Lawn will be the proper setting for a new home for you.*

*You incur no obligations by asking questions. Remember — only 57 homesites left — act now, before it is too late. Further information can be had by calling.*

## Cedar Lawn Company

W.L. Moody III, President  
W.D. Haden, Vice President

414 City National Bank Building  
Telephone 2913

Clark W. Thompson  
Sec'y-Treas.

