

The University Avenue - Elm Street Historic District consists of a group of five houses built between 1889 and 1900, on three city blocks in Georgetown, Texas. The District provides good examples of the eclectic architectural forms used in Victorian Texas, with influences from the Queen Anne, Eastlake, and Georgian Revival styles. Few alterations have been made to the structures, and the area today retains the scale and character of an affluent late nineteenth century neighborhood. The houses are uniformly set back a generous distance from the streets, and automobile traffic does not unduly intrude on the residential nature of the area. Expansive grassy lawns landscaped with a variety of lush vegetation characterize the district.

The Cody Home, 304 East University(#1 on map), built between 1895 and 1900, is a two-story asymmetrical wood frame house with tripped roof and bracketed eaves. A gabled dormer with shingled walls projects from the main roof at the front. Classical detailing is found in the simple pilasters which adorn the dormer and porch, and in the modillioned cornice of the porch. Dr. Robert Stewart Hyer, who designed Southwestern University's Administration Building (which is listed in the National Register) was responsible for this design.

The 1889 Booty-McAden House (308 East University, #2 on map), a two-story frame structure with tripped roof forms, was constructed on an asymmetrical plan typical of most Victorian houses. However, around 1900 a symmetrical two story Georgian Revival portico with Ionic columns, pediment, and entablature was added at the front, and a one-story columned porch was added at the side. These additions represent good examples of Georgian Revival stylistic developments at the turn of the century. Constructed in 1895, the W. Y. Penn House at 1304 Elm (#3 on map) exhibits characteristics of the Queen Anne and Eastlake architectural styles. It is a two-story wood frame house with gabled roofs crowned by decorative ridge rows. Each gable is shingled and further embellished with a spindle and scrollwork bargeboard. The projecting wings of the house form bays, with decorative bracketing and pendills echoing the bargeboard forms. A one-story inset porch with turned columns has a circular gallery at one corner which is decorated with scrollwork and crowned by a finial. Two brick chimneys with corbelled caps rise above the roof ridges, and the windows in the house are of the one over one light variety. The McDougale-Adams House (1895) at 1312 Elm Street (#4 on map) is almost identical to its neighbor at 1304 Elm, with similar plan but different detailing. The windows here are two over two, the round porch extension differs in decorative detail, and there are no ridge rows on the roof.

Begun in 1895 and finished the following year, the Harrell Stone House is a two-story frame house with gable roof crowned by a ridge row. Located at 1404 Elm Street (#5 on map), it too exhibits aspects of the Eastlake period of architecture in the turned porch railings, columns, and jigsaw work of the bargeboards. A two-story bay projects on the south side of the house. The windows are shuttered, and beneath the peak of the gable on the main (east) facade is found an unusual tri-partite window with a one/one segmentally arched form flanked by half elliptical openings.

The University Avenue - Elm Street Historic District is a unique neighborhood significant for its intact concentration of late Victorian houses exhibiting influences of the Queen Anne, Eastlake, and Georgian Revival architectural styles. Consisting of five houses, the area has retained the same scale and character since its development just before the turn of the century. All of the houses provide good examples of the large frame residences common to the late Victorian period

in Texas. The structures reveal the typically eclectic detailing of Texas Victorian residences, and were constructed for persons prominent in the Georgetown community. Excellent craftsmanship is shown in the details such as the ridge rows, turned posts, jigsaw brackets, and elaborate bargeboards. Each house has been continually maintained as a residence, and all are in good condition. The significance of the houses is particularly enhanced by their grouping as a neighborhood substantially unchanged over the past eighty years. Three of the five houses have been designated as Recorded Texas Historic Landmarks by the Texas Historical Commission.

In addition to their architectural significance, the five residences in the district all have associations with citizens important to the history of Georgetown. The house at 304 East University (#1) was built by Dr. C. C. Cody, who was Dean of the Academic Department at Southwestern University, Math professor, and textbook author. Robert Hyer (also responsible for the design of National Register listed Southwestern University's Main Building) was architect for the house.

The Booty House (#2) was constructed for August A. and Lou Etta Booty. He was a successful local merchant and realtor who was involved, with John Doxy Hughes and R. E. Brooks, in the founding of the Texas Fuel Company (which later became Texaco).

A one-time mayor and city alderman of Georgetown, William Y. Penn, had the house built located at 1304 Elm St. (#3). In 1907 it was sold to the Methodist Church and served as home for the District Presiding Elder for thirty-eight years.

J. A. McDougle, a trail driver who entered the wholesale grocery business in Georgetown, was the first owner of the home at 1312 Elm (#4). Later owners of the house included Dr. and Mrs. John Robert Allen (he was a Professor at Southwestern University and Methodist minister) and County Treasurer W. J. Flanagan and his wife Annie.

The third Elm Street residence, 1404 (#5 on map), was built for banker Henry W. Harrell and his wife Arabella between 1895 and 1900. Between 1935 and 1970 the house was owned by County Judge Samuel Vaughan Stone and Berenice Stone.

The Elm Street houses are all on land which formerly was part of the estate of Thomas Proctor Hughes, a prominent attorney who established his law practice in Georgetown in 1851. As a delegate to the Secession Convention, Hughes cast his vote in opposition to Texas joining the Confederacy. In addition, he was active in establishing Southwestern University in Georgetown. All three houses on Elm Street were built by the C.S. Belford Lumber Company, which constructed many of the city's important buildings. The five houses are well-maintained and function today (originally) as private residences; their current owners intend to continue this use of the structures. BIBLIOGRAPHY Jones, Ralph Wood. Southwestern University 1840-1961.

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