

Texas Historical Commission staff (AD), 2/25/2009, rev. 3/20/2009

18" x 28" Recorded Texas Historic Landmark Marker with post

Hays County (Job #09HY02) Subject BH, QA, RV (Atlas) UTM:14 608073E 3318004N

Location: Kyle, 200 S. Sledge St.

CORA JACKMAN DONALSON HOUSE

CORA FRANCES JACKMAN (b. 1853) WAS THE DAUGHTER OF SIDNEY DRAKE AND MARTHA (SLAVIN) JACKMAN. HER FATHER, A CONFEDERATE GENERAL DURING THE CIVIL WAR AND LATER A STATE REPRESENTATIVE AND U.S. MARSHAL, SETTLED HIS FAMILY IN HAYS COUNTY IN 1865. CORA MARRIED CHAUNCEY B. DONALSON, OWNER OF THE 738-ACRE LIVE OAK SPRINGS RANCH. AFTER THE DEATH OF HER HUSBAND, CORA HAD WALLACE BROS. LUMBER COMPANY OF KYLE BUILD THIS HOUSE IN 1913 FROM A RADFORD ARCHITECTURAL COMPANY PLAN BOOK. THE TWO-STORY RESIDENCE FEATURES QUEEN ANNE AND CLASSICAL REVIVAL DETAILING IN ITS CROSS GABLES, IONIC COLUMNS, BAY WINDOWS AND ENTRY WITH TRANSOM AND SIDE LIGHTS. NO SIGNIFICANT CHANGES HAVE BEEN MADE TO THE HOUSE SINCE THE 1930s.

RECORDED TEXAS HISTORIC LANDMARK – 2009

MARKER IS PROPERTY OF THE STATE OF TEXAS

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:
2009 Official Texas Historical Marker
Sponsorship Application Form**

Valid October 15, 2008 to January 15, 2009 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (official title will be determined by the THC): Cora Frances Jackman Donalson House

County: Hays

Town (nearest county town on current state highway map): Kyle

Street address of marker site or directions from town noted above: 200 South Sledge St.

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone Easting Northing
Lat: Long: (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek):

NOTE: Recorded Texas Historic Landmark markers must be placed at the structure being marked.

Recorded Texas Historic Landmark markers definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Structures eligible for the RTHL designation and marker must be at least 50 years old.
2. **Historical significance:** Architectural significance alone is not enough to qualify a structure for the RTHL designation. It must have an equally significant historical association, and that association can come from an event that occurred at the site; through individuals who owned or lived on the property; or, in the case of bridges, industrial plants, schoolhouses and other non-residential properties, through documented significance to the larger community.
3. **Architectural significance:** Structures deemed architecturally significant are outstanding examples of architectural history through design, materials, structural type or construction methods. In all cases, eligible architectural properties must display integrity; that is, the structure should be in a good state of repair, maintain its appearance from its period of significance and be considered an exemplary model of preservation. Architectural significance is often best determined by the relevance of the property to broader contexts, including geography. Any changes over the years should be compatible with original design and reflect compliance with accepted preservation practices, e.g., the *Secretary of the Interior's Standards for Rehabilitation*.
4. **Good state of repair:** Structures not considered by the THC to be in a good state of repair are ineligible for RTHL designation. The THC reserves the sole right to make that determination relative to eligibility for RTHL markers.

Special National Register considerations for RTHL marker applications: If a structure has been individually listed in the National Register of Historic Places (NRHP) under either Criterion A or B and Criterion C (Architecture), the historical text compiled as part of the National Register nomination process may be submitted as part of the marker process, provided it includes the required reference notes and other documentation. Acceptance of the National Register information for the purposes of the marker process will be up to the sole determination of the THC. Listing in the NRHP does not guarantee approval for an RTHL marker. See the THC web site at <http://www.thc.state.tx.us/markerdesigns/madnrcrit.html> for National Register criteria.

Check this box if the property is individually listed in the NRHP.

APPLICATION REQUIREMENTS

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications that contain all the required elements and are submitted online as required can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description of the property; site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than January 15, 2008.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any:

Name of CHC contact (chair or marker chair): Betty Harrison

Mailing address: 108 Jay Jay Cove **City, Zip:** Kyle, TX 78640

Daytime phone (with area code): 512-393-9580 **Email address** (required):

betty.harrison@earthlink.net

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: Jerry Kolacny

Address: 200 South Sledge **City, state, zip:** Kyle, TX 78640

Phone: 512-268-0378 **Email address:** kolacny01@msn.com

Legal Description of the property (metes and bounds, lot and block, etc.): see attached

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary. Given the large volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.
- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): Jerry Kolacny

Contact person (if applicable):

Mailing address: 200 South Sledge **City, zip:** Kyle, TX 78640

Email address (required): kolacny01@msn.com **Phone:** 512 268-0378

SHIPPING INSTRUCTIONS

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: Jerry Kolacny

Street address: 200 South Sledge **City, zip:** Kyle, TX 78640

Daytime phone (required): 512 268-0378 **Email** (required): kolacny01@msn.com

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry

- metal
- other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address: markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - The narrative history (including documentation)
 - Legal description of the property
 - Detailed floor plan for each floor of the structure
 - Detailed site plan of the property
 - At least one historic photograph
 - Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>).

CORA FRANCES JACKMAN DONALSON HOUSE, HAYS COUNTY

I. CONTEXT

Cora Frances Jackman Donalson's Civil War childhood was spent on the move in war-torn Missouri and Louisiana until her family finally settled in Texas. After a long marriage to a successful Kyle-area rancher,¹ Cora Donalson built her town home in Kyle in 1913.²

Kyle was founded when the railroad came through in 1880 and developed and grew into a thriving community by the early 1900s. The growing town's agricultural economic base was diverse. Cotton was king. Kyle had a cotton gin in 1881 and by 1900 supported three cotton gins, an oil mill, and a cotton warehouse³. Kyle was the regional center for the cattle industry, and most ranchers sold their cattle through Kyle, which had eight shipping yards for transporting by rail⁴. Kyle was the largest shipping point for cattle between Austin and San Antonio by the early 1900s. Horses were raised for polo ponies and for military use in the cavalry. Race horses were bred for the Kyle horse racetrack as well as for sale. Kyle ranches sold the world's largest jacks (male donkeys) that were prized worldwide⁵.

Kyle's population grew and diversified in the first twenty years after its founding in 1880. Freed slaves remained in the area, and some worked on area ranches⁶. The first Kyle church was the African Methodist Episcopal church founded in 1872⁷. Ranch hands from Mexico worked cattle from the earliest days on local ranches⁸, and immigration from Mexico increased substantially in the late 1800s⁹. The first Catholic church was founded in 1909 to serve the Mexican population. German farmers were actively recruited to farm rich land east of Kyle in the 1880s, and the German Baptist Church opened in 1886¹⁰.

Kyle took a decidedly urban turn around 1900 and embraced new 20th century technologies and innovations. After a false start in the 1890s, Kyle voters chose to incorporate in

1906, with over 200 citizens electing a Mayor, City Council, and Town Marshall. A City Hall was built in 1912¹¹, and a City Physician dealt with a 1909 smallpox threat and a 1912 meningitis outbreak¹². By 1910, businesses as diverse as a creamery, bottling works, bank, and doctors' offices operated alongside longtime general stores, livery stables, lumber yards, and railroad depots¹³. One blacksmith shod up to two dozen horses a day¹⁴.

Changing times brought the first automobile to Kyle in 1905¹⁵, and an airplane landed in Kyle in 1911 as a part of a transcontinental race¹⁶. Kyle had a privately owned city water system since 1887 that used Blanco River water, although many residents had their own wells¹⁷. Electricity became available in 1916, which ended the long tradition of night passengers on the train being met at the depot with a lantern to guide them to the hotel¹⁸. The coming but not yet available electricity caused some uncertainty to Cora as she had her home constructed in 1913. She had gas pipes installed between the first and second floors for first floor gas lighting, but gas lighting fixtures were never installed or used. When electricity became available, the first floor boards were pulled up to install knob and tube electrical wiring with considerable wear and tear to the floors.

Several traditional two-story Classical Revival/Queen Anne styled homes were built in Kyle before the First World War, and Cora's was one of the last of its kind. Most Kyle homes were being constructed in the newly popular one-story bungalow and craftsman styles¹⁹. In many ways, the two decades starting around 1900 were the best of times for Kyle. New businesses were developed, attractive and comfortable homes such as Cora's were built by Kyle's energetic middle class, and life became more comfortable with new opportunities.

Then America entered the war in 1918, and a worldwide influenza pandemic killed thousands. By the early 1920s, poor farming practices with floods, droughts, extreme heat,

storms, and pests such as the boll weevil made agriculture very difficult in the Kyle area. In 1925, the farming town of Goforth two miles east of Kyle closed down as farmers gave up, and a ghost town was created. Many observers said that the Depression started in Kyle ten years earlier than the rest of the nation, and Kyle entered a thirty-year period of stagnation and difficult times²⁰.

II. OVERVIEW

Born in Rocheport, Missouri, Cora Frances Jackman Donalson (1853-1926) moved with her parents in 1855 when she was two years old to Bates County on the Kansas-Missouri border²¹. The violent conflict in the 1850s over whether Kansas was to be slave or free caught up Cora's family, as her father, Sidney Drake Jackman (1826-1886) became active in the Missouri state militia to defend Missouri from the Kansas anti-slavery raids²². Jackman, designated a Brigadier General in the Confederate army when the Civil War ended²³, was absent during most of Cora's childhood. Cora's mother, Martha Slavin Jackman (1834-1870), moved several times with her children during the Civil War and was forcibly relocated with her family to Louisiana by Federal troops.

At the war's end, General Jackman refused amnesty and planned to follow his commander, General J. O. Shelby, into Mexico to found a colony of ex-Confederates named Carlota, in honor of the French empress of Mexico. General Jackman was advised by San Marcos residents not to take his family into Mexico, so Cora and her mother and siblings were left in tents on a rented farm in Kyle in 1865, surviving due to the "charity of strangers." General Jackman returned shortly from Mexico and was briefly imprisoned upon his return to Texas, reunited with his family, and settled in the Kyle area²⁴.

In 1875, Cora married Chauncey Barnett Donalson (1835-1912)²⁵, owner of the 738-acre Live Oak Springs Ranch between Kyle and the Blanco River. The Live Oak Springs was an earlier Indian camping site that never went dry, even when the Blanco River did. The railroad route south of Kyle was diverted to bypass the ranch and springs through the political and financial influence of C. B. Donalson's son-in-law Richard Milton Yarrington(1852-1941)²⁶. Yarrington's sister, Arabella "Belle" Yarrington Duval, was mistress and later wife of Collis Huntington, founder of Central Pacific and Southern Pacific railroads. After Collis's death, Arabella married his nephew, Henry Huntington, and together they founded the Huntington Library, Art Collections, and Botanical Gardens in California²⁷.

Shortly before C. B. Donalson's death in 1912, the Live Oak Springs Ranch was divided among his wife and children²⁸. In 1913, Cora built her Queen Anne-Classical Revival town home in downtown Kyle at 200 South Sledge, where she lived until her death²⁹. The Wallace Brothers Lumber Company of Kyle constructed the house from a Radford Architectural Company house plan³⁰. No significant changes have been made to the exterior of the house since the mid-1930s. Lex Word purchased the home in 1933 and enclosed the south side of the wrap-around porch and placed the front porch columns on brick bases on a new concrete porch³¹. A small addition to the north side was added earlier.

Lex Word sold the house to Jim and Bonnie Box in 1957, who subsequently sold it to Elbert and Nadine Steele in 1962. The current owners, Jerry and Pat Kolacny, purchased the house from the Steele estate in 1997³². The Kolacny family have faithfully maintained the integrity of the house in their efforts to preserve the home.

The Cora Frances Jackman Donalson house is significant for the contributions made to Texas and the Kyle area by Cora and her family members. Cora's father, Sidney Drake Jackman, was elected to the Texas Legislature in 1874-1875 and appointed United States Marshal for Western Texas by President Grover Cleveland in 1885, an office he held until his death. After his first wife died, General Jackman married a widow, Cass (Kyle) Gaines, a sister of Fergus Kyle, the founder of the town that bears his name³³.

Cora's brother, William Jackman, drove cattle from Texas for eleven years and was elected sheriff of Hays County for twenty years, then Marshal of San Marcos, and later was appointed postmaster of San Marcos. He was named Custodian of the Texas Pioneer Museum in San Antonio when it opened in the Texas Centennial celebrations in 1936 and served until his death³⁴. Another of Cora's brothers, Thomas, was a Texas Ranger³⁵.

Cora and her husband C. B. Donalson were strong supporters of education. They sent their children to the first school in Kyle, the Kyle Seminary, when it opened³⁶. C. B. Donalson attended Christian College in Canton, Missouri³⁷, as did his daughter³⁸. When the Kyle Seminary failed, Cora and her husband filed a lawsuit with others against the San Marcos Baptist Academy, which resulted in the Seminary being liquidated and leftover funds used for public school purposes³⁹. Cora and C. B. Donalson's daughter Laura Belle, taught in the Kyle Public Schools for decades⁴⁰, and a school is named in her honor, Laura Belle Wallace Middle School.

The Jackman and Donalson families were active church supporters of the Christian Church in Texas and were founders of the San Marcos Christian Church in 1869. Israel B. Donalson, Cora's father-in-law, knew personally Barton Stone, one of the four original founders of the Christian Church⁴¹, and the Donalsons supported Christian churches and colleges. C. B. and Cora were married in 1875 by Carroll Kendrick⁴², a very prominent minister and promoter

of the Christian Church in 19th century Texas⁴³. General Jackman and Ed. J. L. Green, an elected official and prominent businessman of San Marcos, traveled to Austin in 1869 to haul construction materials for the church as the railroad had not yet reached San Marcos and then actually constructed the building. Later, Cora was a charter member of the Christian Church in Kyle.

All with local connections are buried in the Kyle cemetery.

III. SIGNIFICANCE

Cora Frances Jackman Donalson (1853-1926) spent her childhood on the move during the Civil War while her father General Sidney D. Jackman fought for the Confederacy in Missouri⁴⁴. Settling in Kyle after the war, Cora married Chauncey B. Donalson (1835-1912), owner of the 738 acre Live Oak Springs Ranch. The Donalson and Jackman families made contributions to Texas and Kyle as a Texas legislator, U. S. Marshal, Hays County Sheriff, Texas Ranger, postmasters, educators, church founders, and ranchers. Cora's daughter Laura Belle Wallace taught school in Kyle⁴⁵ and a middle school is named for her.

Cora, a widow, had Wallace Lumber Company of Kyle⁴⁶ build this town house in 1913⁴⁷ from a Radford Architectural Company plan book⁴⁸. The house, where Cora lived until her death, is a modified L-plan two-story structure and features Queen Anne and Classical Revival detailing in the bay windows, semi-circular gable windows, entry with transom and side lights, and Ionic columns⁴⁹. No significant changes have been made to the house since the 1930s⁵⁰.

IV. DOCUMENTATION

¹ Frances Stovall, Dorothy Wimberley Kerbow, Maxine Storm, Louise Simon, Dorothy Woods Schwartz, and Gene Johnson. *Clear Springs and Limestone Ledges: A History of San Marcos and Hays County*. Austin, TX: Eakin Publications, Nortex Press, 1986, pp. 120-123.

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- ² Miller, Jean Parson (great granddaughter of Cora Jackman Donalson), Buda, TX. Family records, letters, and photographs of the Donalson, Wallace, and Jackman families of Kyle, TX. 2008
- ³ Stovall, pp. 252-256.
- ⁴ Robert Nance. *Freeman Ranch History: Robert Nance*. San Marcos, TX: Texas State University, Internet, p. 2
- ⁵ Ann Miller Strom. *Kyle, The Prairie City: A History of Kyle, Texas 1880-1980*. Burnet, TX: Eakin Publications, Nortex Press, 1981, pp. 85-88.
- ⁶ Nance, p. 2.
- ⁷ Stovall, p. 233.
- ⁸ Nance, p. 2.
- ⁹ Stovall, pp. 256-259.
- ¹⁰ Strom, p. 103.
- ¹¹ Stovall, p. 264.
- ¹² Strom, p. 43.
- ¹³ Stovall, p. 262.
- ¹⁴ Strom, pp. 75-76.
- ¹⁵ Strom, p. 49
- ¹⁶ Stovall, p. 265, Strom, pp. 174-178
- ¹⁷ Stovall, p. 247.
- ¹⁸ Strom, p. 65.
- ¹⁹ Hardy, Heck, Moore, and Associates Cultural Resource Management Consultants. *Historic Resources Survey of Kyle, Texas, and the Surrounding Extra-Territorial Jurisdiction: An Inventory for the Hays County Historical Commission*. Austin, TX, June 1994, pp. 26-36.
- ²⁰ Stovall, pp. 290-292.
- ²¹ Bates County, Missouri Recorder's Office. Land deeds and records.
- ²² Alvin M. Josephy, Jr and Editors of Time-Life Books. *The Civil War: War on the Frontier, the Trans-Mississippi West*. Alexandria, VA: Time-Life Books, 1986, pp. 154-171.
- ²³ Bruce S Allardice. *More Generals in Gray*. Baton Rouge, LA and London: Louisiana State University Press, 1995, pp. 133-135.
- ²⁴ Richard L. Norton, Ed. *Behind Enemy Lines: The Memoirs and Writings of Brigadier General Sidney Drake Jackman*. Springfield, MO: Oak Hills Publishing, 1997, pp. 3-7. Stovall, pp. 120-123.
- ²⁵ Althaus, Barbara Donalson (great granddaughter of Cora Jackman Donalson), Bryan, TX. Family records, letters, and photographs of the Kyle, Donalson, and Jackman families of Kyle, TX. 2002.

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- ²⁶ Joe E. Bostwick. *Kyle, Buda, Mountain City of Generations Past and Present*. Mountain City, TX: Mountain City Press, no date, p. 26.
- ²⁷ Stephen Birmingham. *The Grandes Dames*. New York, NY: Simon and Schuster, 1982, pp. 179-208, David Haward Bain. *Empire Express Building the First Transcontinental Railroad*. New York, NY: Penguin, Putnam, 1999, pp. 710-711.
- ²⁸ Hays County, Texas, County Clerk's Office. Land deeds and records, tax assessments, death certificates, marriage licenses.
- ²⁹ Miller records, Hays County records, Nance, Robert Jr. (contributor to the Hardy, Heck, Moore and Associates *Historic Resources Survey of the City of Kyle, Texas*), Personal interview, Kyle, TX. 2002.
- ³⁰ Radford Publications, *The Steel Square, Two Volumes*. Chicago, IL: Radford Publications, 1906, advertising in rear section.
- ³¹ Barton, Wynette "Tutta" (daughter of Lex Word, second owner). Personal interview, Kyle, TX 2005.
- ³² Hays County records.
- ³³ Norton, pp. v, 3-7.
- ³⁴ Stovall, pp. 123-124.
- ³⁵ J. Marvin Hunter, Ed. *The Trail Drivers of Texas*. Austin, TX: University of Texas Press, 1924, 1985, p. 862.
- ³⁶ Bostwick, p. 2.
- ³⁷ Strom, pp. 148-149.
- ³⁸ Althaus records.
- ³⁹ Hays County records.
- ⁴⁰ Bostwick, p. 18.
- ⁴¹ Isaac E. Julian, Ed. *Israel E. Donalson, The People's Era and Free Press*, 1892, reprinted in the *Hays County Historical and Genealogical Society, 1848-1967, Volume XI, Number 2*, June 1977, p. 45.
- ⁴² Hays County records.
- ⁴³ Ron Tyler, Ed. *The New Handbook of Texas in Six Volumes* (entries for Church of Christ, Carroll Kendrick) Austin, TX: Texas State Historical Society, 1996, Volume 2 pp. 105-106, Volume 3, p. 1064.
- ⁴⁴ Allardice, pp. 133-135, Josephy, pp. 154-171.
- ⁴⁵ Bostwick, p. 18.
- ⁴⁶ Kyle High School. *The Bluebonnet 1919*. Kyle, TX (First Kyle High School Yearbook).
- ⁴⁷ Miller records.
- ⁴⁸ Radford, advertising in rear.

⁴⁹ Hardy, pp. 26-36.

⁵⁰ Barton interview.

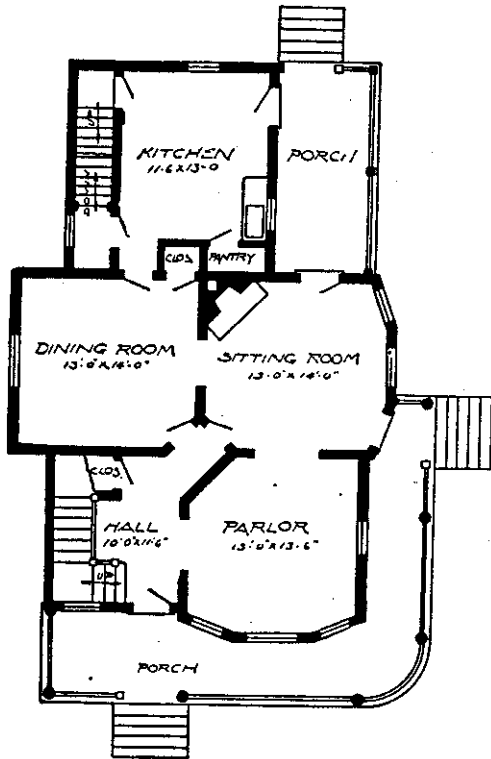


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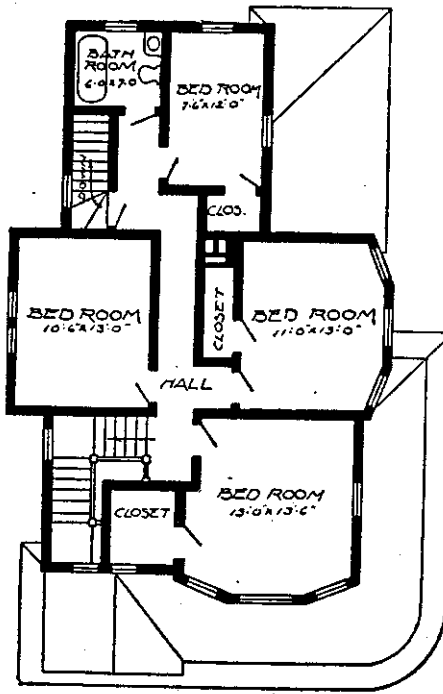
PRICE
of Blue
Prints, to-
gether with
a complete
set of type-
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tions is

ONLY
\$5.00

They save
time and
prevent
waste of
material



First Floor Plan



Second Floor Plan

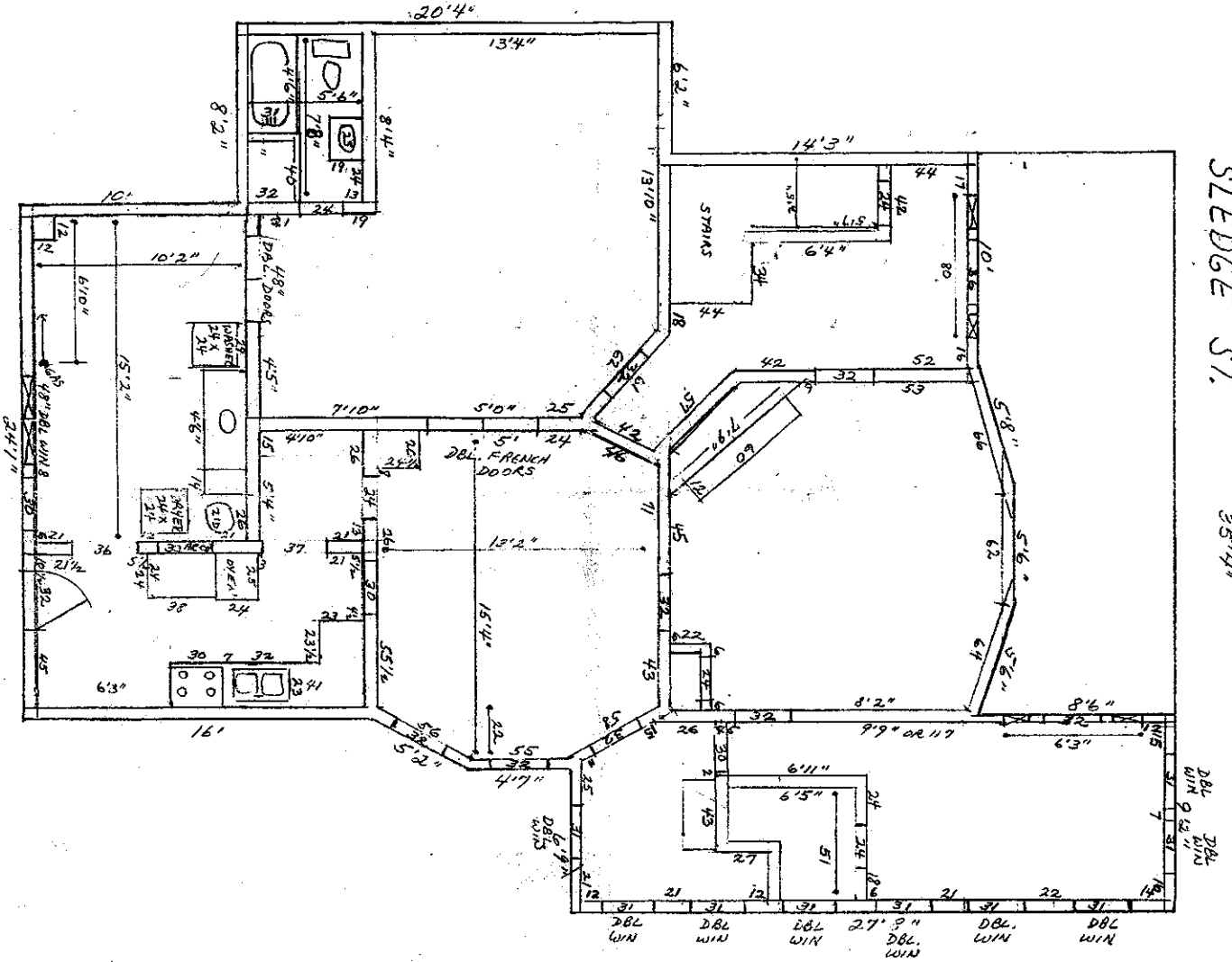
Size: Width, 24 feet 6 inches; length, 44 feet, exclusive of porch

Blue prints consist of cellar and foundation plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.

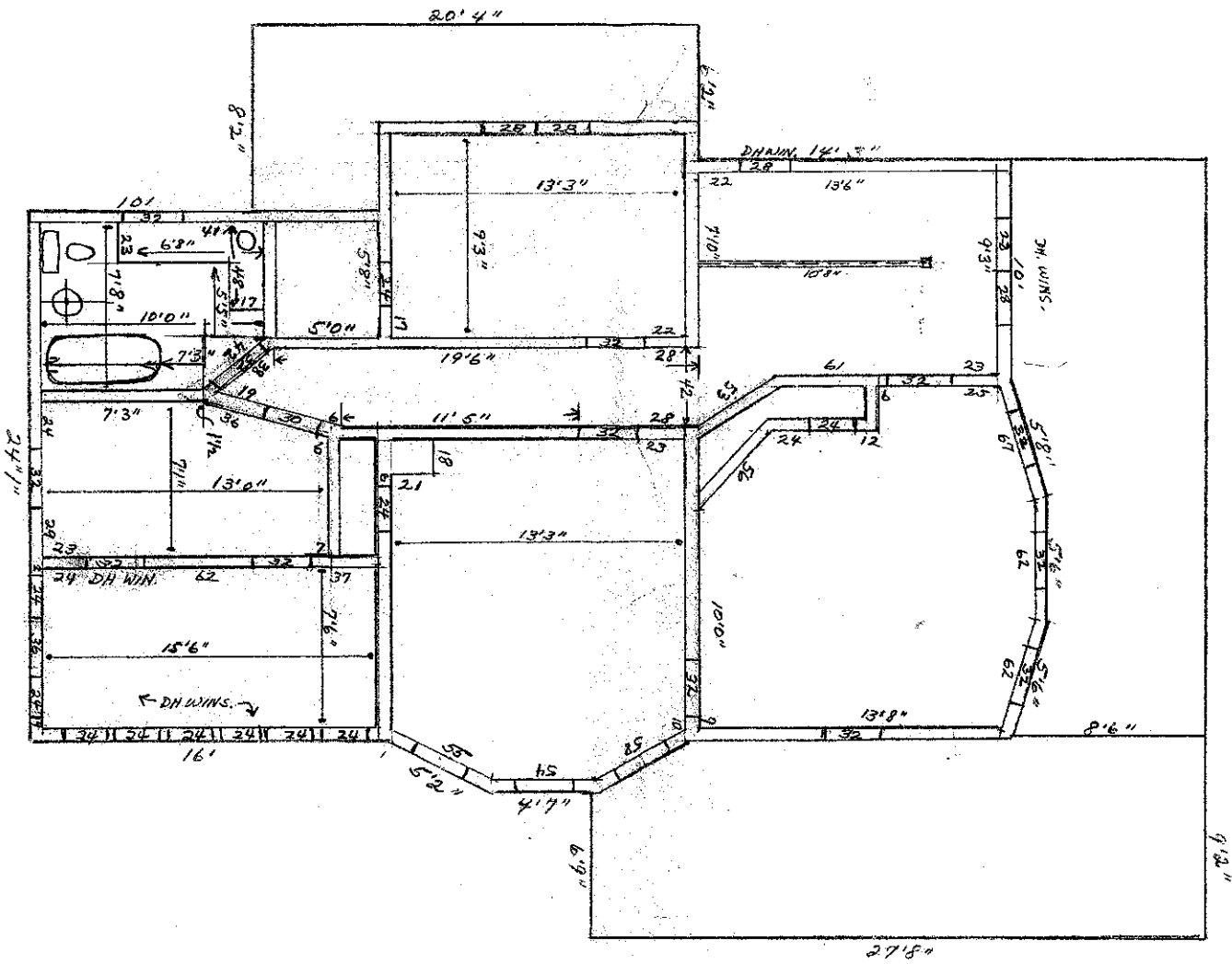
Full and complete working plans and specifications of this house will be furnished for \$5.00. Cost of this house is from about \$2,250.00 to about \$2,500.00, according to the locality in which it is built.

SLEDGE ST.

35'4"



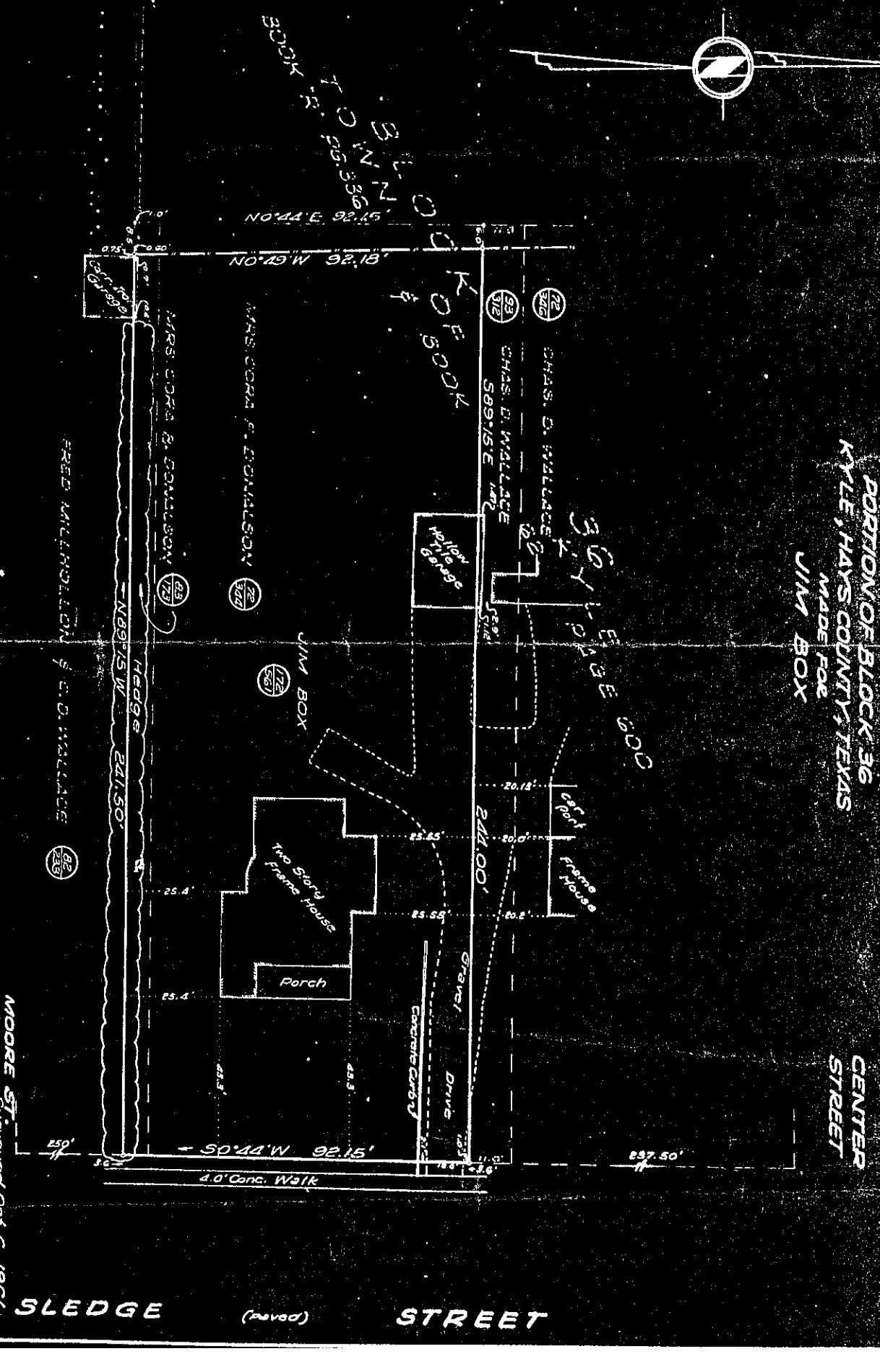
200 SOUTH SLEDGE, KYLE TEXAS
FIRST FLOOR SCALE 1/4" = 1'-0"
AS OF FEBRUARY - 1997



SLEDGE STREET
354' STREET

200 SOUTH SLEDGE, KILE, TEXAS
SECOND FLOOR SCALE 1/4" = 1'
JULY OF FEBRUARY, 1997

PLAN 9158



LEGEND

- Iron Spike Set
- Hays County Deed Records

Scale: 1" = 20 Feet

MOORE ST.

Surveyed Oct. 6, 1961

McLair Engineering Co.

By: W. A. McLaughlin, C.E.

Warrhan O. McLair

Reg. Public Surveyor

Dustin, Texas

DESCRIPTION OF 0.517 ACRES, MORE OR LESS, OF LAND AREA IN BLOCK 36 OF THE ORIGINAL TOWN OF KYLE, HAYS COUNTY, TEXAS, AS RECORDED IN VOLUME R, PAGE 336 AND VOLUME 62, PAGE 600 OF THE HAYS COUNTY DEED RECORDS, BEING A PORTION OF THE FIRST TRACT DESCRIBED IN THAT DEED FROM JAMES BOX ET UX TO ELBERT D. STEELE ET UX DATED JANUARY 10, 1962 AND RECORDED IN VOLUME 189, PAGE 381 OF THE HAYS COUNTY DEED RECORDS, BEING ALL OF THE SECOND TRACT DESCRIBED IN THE BOX TO STEEL DEED AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found in concrete in the west line of Sledge Street for the southeast corner of this tract and the first Steele tract and for the northeast corner of that tract described as 0.91 acres in a deed from Rachel Kercheville and Nancy Kercheville Elliott to Fred W. Gillespie and Ann J. Gillespie dated November 23, 1987 and recorded in Volume 708, Page 383 of the Hays County Real Property Records;

THENCE leaving Sledge Street and the PLACE OF BEGINNING as shown on that plat numbered 24207-97-c dated March 21, 1997 as prepared for Jerry Kolacny by Byrn & Associates, Inc. of San Marcos, Texas with the common south line of the first Steele tract and north line of the Gillespie 0.91 acre tract, N 89° 13' 21" W 241.86 feet to a 3/4" iron pipe found at fence corner for the southwest corner of this tract, and the occupied southwest corner of the first Steele tract, from which a 60d nail found for the record southwest corner of the Steele tract bears N 89° 37' 58" W 8.04 feet;

THENCE leaving the Gillespie 0.91 acre tract and crossing the first Steele tract with a fence (being the occupied west line for the first Steele tract) the following two courses:

1. N 03° 17' 51" W 41.98 feet to the base of a leaning 4" cedar fence post for an angle point, and
2. N 01° 44' 55" E 50.28 feet to a 3/4" iron pipe found in the south line of that tract described as 0.5974 acres in a deed from Vision Banc Savings Association to Asa E. Wright and Donna C. Bryson dated March 4, 1987 and recorded in Volume 659, Page 196 of the Hays County Real Property Records, for the northwest corner of this tract and the occupied northwest corner of the first Steele tract, from which a 60d nail found for the record northwest corner of the first Steele tract bears N 89° 54' 27" W 5.97 feet;

EXHIBIT "A"

1308 140

feet to the northwest corner of the garage and the second Steele tract for an exterior corner in the north line of this tract;

THENCE with the north line of the second Steel tract, along the north face of the brick garage, S 88° 37' 32" E 25.18 feet to the northeast corner of the garage and the second Steele tract for an exterior corner in the north line of this tract;

THENCE with the east line of the second Steele tract, along the east face of the brick garage, S 02° 21' 58" W 1.07 feet to a point in the east face of the garage in the north line of the first Steele tract and south line of the Wright and Bryson 0.5974 acre tract for an interior corner in the north line of this tract;

THENCE leaving the brick garage and the second Steele tract with the common north line of the first Steele tract and south line of the Wright and Bryson 0.5974 acre tract, S 89° 13' 47" E 147.93 feet to a 3/4" iron pipe found in the west line of Sledge Street for the northeast corner of this tract and the first Steele tract and for the southeast corner of the Wright and Bryson 0.5974 acre tract;

THENCE leaving the Wright and Bryson 0.5974 acre tract with the common east line of the first Steele tract and west line of Sledge Street, S 00° 45' 00" W (this being the Bearing Basis for this description) 92.18 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 0.517 acres, more or less, of land area as prepared from public records and a survey made on the ground on March 21, 1997 by Byrn & Associates, Inc. of San Marcos, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Byrn & Associates, Inc.

DESCRIPTION OF 0.013 ACRES, MORE OR LESS, OF LAND AREA IN BLOCK 36 OF THE ORIGINAL TOWN OF KYLE, HAYS COUNTY, TEXAS, AS RECORDED IN VOLUME R, PAGE 336 AND VOLUME 62, PAGE 600 OF THE HAYS COUNTY DEED RECORDS, BEING A PORTION OF THE FIRST TRACT DESCRIBED IN THAT DEED FROM JAMES BOX ET UX TO ELBERT D. STEELE ET UX DATED JANUARY 10, 1962 AND RECORDED IN VOLUME 189, PAGE 381 OF THE HAYS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/4" iron pipe found in concrete in the west line of Sledge Street for the southeast corner of this tract and the first Steele tract and for the northeast corner of that tract described as 0.91 acres in a deed from Rachel Kercheville and Nancy Kercheville Elliott to Fred W. Gillespie and Ann J. Gillespie dated November 23, 1987 and recorded in Volume 708, Page 383 of the Hays County Real Property Records;

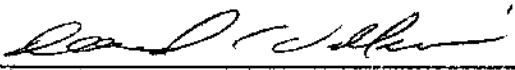
THENCE leaving Sledge Street with the common south line of the first Steele tract and north line of the Gillespie 0.91 acre tract, N 89° 13' 21" W 241.86 feet to a 3/4" iron pipe found at fence corner for the southwest corner and PLACE OF BEGINNING of this tract, being the occupied west corner of the first Steele tract;

THENCE leaving the PLACE OF BEGINNING as shown on that plat numbered 24207-97-c dated March 21, 1997 as prepared for Jerry Kolacny by Byrn & Associates, Inc. of San Marcos, Texas continuing with the common south line of the first Steele tract and north line of the Gillespie 0.91 acre tract, N 89° 37' 58" W 8.04 feet to a 60d nail found for the record southwest corner of this tract and the first Steele tract and for a record south corner of that tract described as part of Block 36 in a deed from Chester E. Young et ux to Billy H. McGee et ux dated August 5, 1970 and recorded in Volume 238, Page 288 of the Hays County Deed Records;

THENCE leaving the Gillespie 0.91 acre tract with the record common west line of the first Steele tract and east line of the McGee tract, N 00° 44' 17" E 92.13 feet to a 60d nail found for the northwest corner of this tract and the first Steele tract and record southwest corner of that tract described as 0.5974 acres in a deed from Vision Banc Savings Association to Asa E. Wright and Donna C. Bryson dated March 4, 1987 and recorded in Volume 659,

2. S 03° 17' 51" E 41.98 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 0.013 acres, more or less, of land area as prepared from public records and a survey made on the ground on March 21, 1997 by Byrn & Associates, Inc. of San Marcos, Texas. The Bearing Basis for this survey is the common east line of the Steele tract and west line of Sledge Street.


David C. Williamson, R.P.L.S. #4190

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



5-1-97 10:48 AM 9707181
KLEEN \$17.00
MARGIE T VILLALPANDO, County Clerk
HAYS COUNTY





Mama's House
built in 1913
Sledge H. Kyle

