

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received FEB 1 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Haynes-DeLashwah House

and/or common Same

2. Location

street & number 1209 Rosewood Ave. N/A not for publication

city, town Austin N/A vicinity of

state Texas code 048 county Travis code 458

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Margaret Chang

street & number 4304 Cat Hollow

city, town Austin N/A vicinity of state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. Travis County Courthouse

street & number 201 West 11th Street

city, town Austin state Texas

6. Representation in Existing Surveys

title Texas Historic Inventory has this property been determined eligible? yes no

date 1977 federal state county local

depository for survey records Texas Historical Commission

city, town Austin state Texas

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

Built in about 1890, the Haynes-DeLashwah House is an Eastlake structure of one-and-a-half stories situated in an historic part of East Austin adjacent to the State Cemetery. The area largely consists of older homes and small commercial zones. Cactus Point, at the intersection of Rosewood and East 11th streets, is a well-known locale and is the site of the present house. This turreted structure is noteworthy for its decorated gable ends and porches, its handsome corbeled chimneys, and its well-preserved interior woodwork and fireplaces. The present renovation and proposed landscaping will furnish the community a good example of adaptive reuse, in this case for commercial offices.

The architect, builder, and the exact date of construction of the Haynes-DeLashwah House are not known. The frame, ell-shaped residence of one-and-a-half stories was built probably about 1890, and lies twelve blocks to the east of the Texas Capitol. Located within a block of the highest concentration of historic homes in the area, the house is sited on a large lot on Cactus Point (photo 1), the triangular area at the convergence of Rosewood and East 11th streets (see map). Carved out of the Robertson Hill area and plotted on the city's original 1840 survey, the acreage in question has remained constant through the years.

The grounds around the house will shortly be landscaped, but are now in some disarray because of the current renovation. Belonging mainly to Austin's black community, the surrounding neighborhood is part of an older residential area of small and medium-sized houses. A strip of older commercial buildings is found to the west of the house, on 11th Street, while an undeveloped but well-landscaped part of the State Cemetery lies to the southeast.

The Haynes-DeLashwah House faces north, and has a mainly rectangular plan with a small rear ell. The hipped roof with attached lateral gables is covered with composition shingles, and sports two tall, corbeled and ornamented brick chimneys (photo 2). Brick piers and a brick foundation raise the house some three feet above ground level, and add to its imposing appearance. Basically, the structure is an Eastlake cottage, and displays many of the architectural and decorative elements associated with that style.

The front (north) elevation features a central entrance with a short porch extending to its west side, terminating in a turret at the building's northwest corner; on the east side of the entrance is a projecting, gabled room or bay (photos 2, 3). The turret, a handsome, semioctagonal structure, has a single narrow, double-hung window with two-over-two lights on each exterior face (photo 4). Exterior, beaded-board wainscoting is found below the windows, and a slightly concave panel with round-butt shingles above. A tall finial surmounts the flaring, polygonal turret roof. The front porch is supported by turned posts between which run a frieze of delicate spindles and a railing supported by turned balusters (photos 2, 4). The single porch window extends to the floor and, like all the main windows, has two-over-two lights. The entrance is guarded by two massive doors whose windows are set with colored glass, and by a similarly decorated transom. Horizontal board siding, with wainscoting below the level of the window sills, sheathes

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

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet

Item number 7

Page 1

the front-room bay and all other exterior walls, while the two single windows of this room (photo 3) are covered by a gable end with overhanging eaves. Small collar-ties and king post motifs decorate the eaves near the peak while the gable end is covered with round-butt shingles, as are all other pediments except the rear (southern) one. A similar gable covers a three-faceted central dormer above the main entrance, which has square windows filled with colored glass.

The east elevation is a simpler version of the front, having a similar arrangement of porch and adjacent, projecting bay with gable (photo 4). The porch has a single door and floor-length window on the main elevation, with a side door leading into the bay room which possesses one eastern window. Although this side porch had been enclosed for several decades, it is presently being restored to its original appearance using its own spindles, balusters, and posts which were found in an outbuilding.

An ell-shaped gallery begins on the south elevation, then turns and parallels the kitchen ell on its east side (photo 6). This rear porch has rectangular posts and wainscoting below rail level. The gable end of the kitchen on the southern facade is covered with clapboards; also, its eaves lack the post-and-ties, and the decorative shingles, of the other gable ends. The west facade is noteworthy for its central, three-faced bay with overhanging gable (photo 5), while the polygonal turret is attached to its northern end.

The first-floor interior of the house has a central entrance hall, with a parlor to the west which extends into the turret, and a living room to the east. A bedroom and water closet lie south of the living room, while behind the parlor, and to the south is a large dining room with a handsome window bay. Behind this lies the kitchen ell and bathroom. From a point just beyond the entrance hall, a three-stage stairway leads to a rectangular second-floor garret with north and south dormers.

The dark, varnished interior woodwork is remarkably well preserved and intact. The grooved door facings show bullseye motifs at their top corners, and most doorways have operable transoms. A striking, curving arch extends between the hall and stairwell, while the latter is furnished with large newels and delicately turned balusters. Both the parlor and living room have attractive fireplaces with elaborate overmantels, turned wooden columns, metal coal grates, and colored glazed tilework, all original.

The house at various times was complemented by outbuildings and other outdoor features, including a privy, garage, cistern, barn and barbecue pit. The outhouse was removed some years ago and, when the restoration is completed, only the cistern will remain. Other plans for the renovation, which is well under way, include restoration of the eastern porch, the addition of an air conditioning and heating system, and the installation of modern plumbing fixtures. The renovation is being executed with care, and the few necessary modifications will not compromise the historic and architectural integrity of the house. The Haynes-DeLashwah House promises to be a successful example for the adaptive reuse of an historic residence, in this instance as an office building.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Since its construction around 1890, the little-altered Haynes-DeLashwah House has been the residence of two prominent Austin families. The patriarchs after whom the structure is named lived distinguished lives in public service and commercial enterprise. H.L. Haynes was at the forefront in the State Treasurer's office, while T.L. DeLashwah was an active entrepreneur in Austin's black community. Other distinctions of the residence derive from its setting, design, and moderate Eastlake detailing. Posed on the triangular, high ground of Cactus Point, the prominent siting of the house enhances its detailed exterior with dormers, gables, porches, turret, and bays. The decorative interior woodwork, hardware, and stained glass are unusual for the working-class community of East Austin. The Haynes-DeLashwah House is prized by the area residents.

Harry Lake and Eliza C. Haynes bought the Rosewood property in 1884 for \$325, and it is believed that the present residence was constructed around 1890. Mr. Haynes, a native of Smithland, Kentucky, first appeared in the Austin City Directory in 1891. At that time he was employed as a bookkeeper in the service of the Johns and Spencer Company, and his address was listed as 1304 East Mesquite (now East 11th Street), which corresponds to the present address on Rosewood. Yet a Haynes residence was not included in the published Sanborn Insurance Company maps till 1900. By that date the lot was drawn as it is today, with the house's overall massing and placement on the property unchanged. Haynes went on to become chief clerk and receiver for the State Treasurer in the latter part of 1891; he was elected city commissioner (councilman) for Austin in 1894, and served three two-year terms. His photograph appears in Austin, Texas, The City of the Violet Crown (1917), which lists his title as "city hall superintendent of receipts, disbursements and accounts." The Haynes sold their residence to John D. and Lula Jackson in 1910. Harry Haynes died in Austin in 1940, and is buried in Oakwood Cemetery.

At least two other families held title to the property before Theodore La Rue DeLashwah (1889-1982), one of Austin's first two black pharmacists, and his wife These Marie Morgan purchased the homesite from Harry and E.J. Moffit in 1917 for \$2500. Austin was experiencing a phenomenal growing spurt at this time, and Mr. DeLashwah, an exuberant entrepreneur, earned his reputation first with his drugstore soda fountain (shown bathed in neon in A Pictorial and Historical Souvenir of Negro Life in Austin, Texas, 1950-51). Later, he patented and sold a medicine chest of pills, tonics, and salves guaranteed to cure what ails you. DeLashwah's products were marketed under the "La Palm" label, a moniker that would bring him considerable fame and fortune. During the prosperous years he built the La Palm Garden Restaurant, organized the eight-piece La Palm jazz orchestra, built factories for his La Palm candy and ice cream enterprises, and sponsored the La Palm Negro baseball team.

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 8

Page 1

Several members of the DeLashwah family owned and occupied the present residence on Rosewood Street. Mr. DeLashwah's mother, Lizzie E. Morton, one of Austin's first black, female school principals, bought the house and lived in it with relatives until 1937, when ownership reverted to Mr. DeLashwah. In 1980 the house was purchased by Mr. Y.G. Chang, and is now owned by his widow, Margaret.

An engineer has judged the Haynes-DeLashwah House structurally sound, and restoration is rapidly going forward. Austin's Landmarks Commission is monitoring the progress of the renovation, and deems the residence eligible for historic zoning.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Austin East

Quadrangle scale 1:24000

UTM References

A

1	4	6	2	2	5	8	0	3	3	4	8	9	9	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Triangle out of Outlot 61, Division B

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Kirsten Mullen, Consultant

organization N/A

date June 23, 1982

street & number 1710 New York Avenue

telephone (512) 478-1236

city or town Austin

state Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 24 Jan. 1983

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Entered in the
National Register

date 3/3/83

Attest:

date

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 9

Page 1

Austin Map, 1840s: "A Topographical Map of the Government Tract Adjoining the City of Austin." Partial sketch of map by Wm. H. Sandusky made according to an Act of Congress, January 5, 1840. On file, General Land Office, Austin.

Sanborn Insurance Company, maps, 1877-1922.

City Telephone Directories for Austin, Texas, 1880-1922.

Austin, Texas, the City of the Violet Crown, 1917. Photographs by Jordan Company, Austin; Templeman and Reissig, Publishers, Austin.

Brewer, J. Mason (ed.), 1940. An Historical Outline of the Negro in Travis County. Published by Samuel Huston College, Austin.

Brewer, J. Mason (ed.), 1951. A Pictorial and Historical Souvenir of Negro Life in Austin, Texas, 1950-51. (Publisher not listed in book) Austin.

Gilden, George, 1981. Information submitted for preparation of present nomination. On file, Texas Historical Commission.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
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Continuation sheet

Item number 10

Page 1

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway, except as shown hereon.

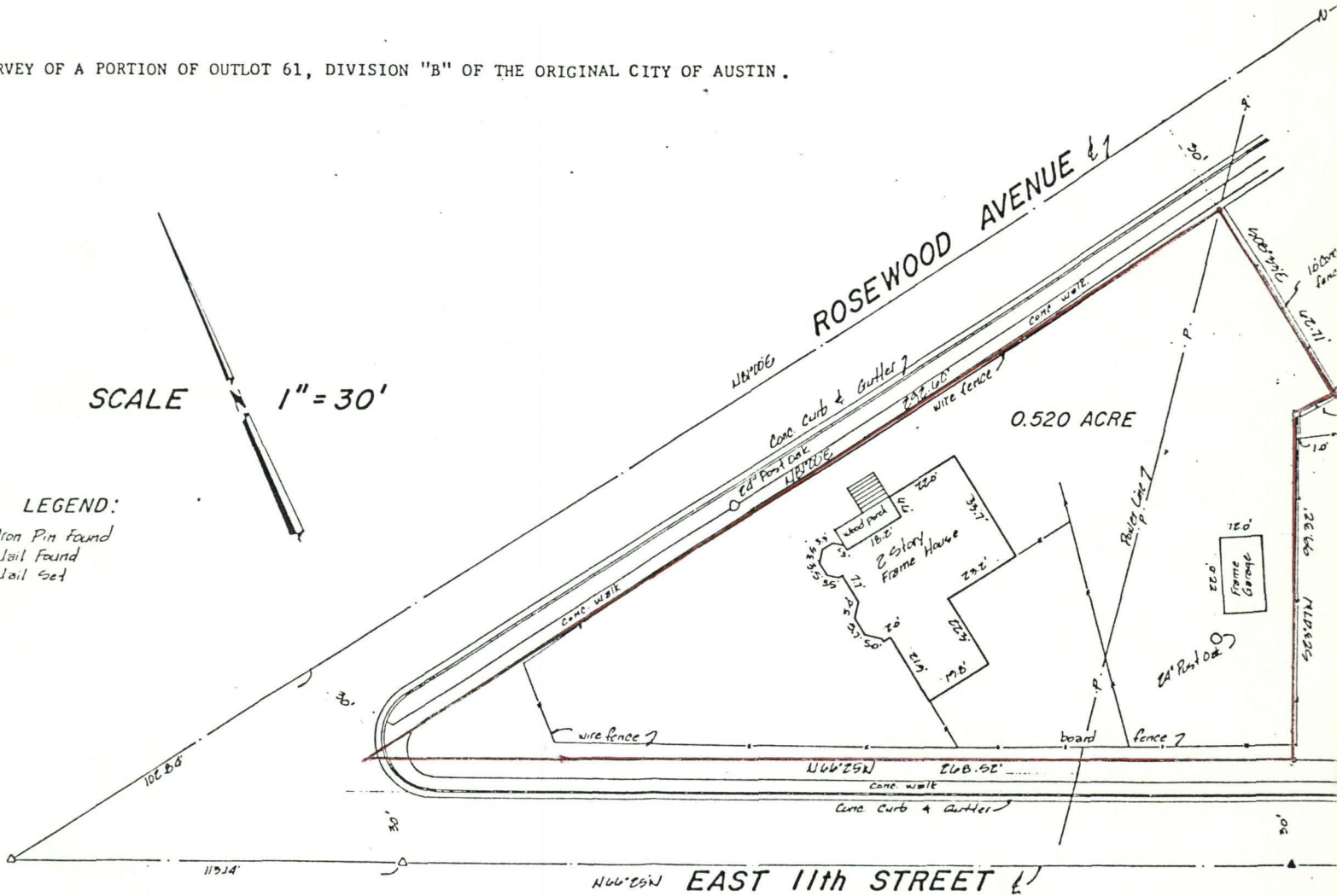
To the Lien Holders and/or the owners of the premises surveyed: I hereby certify that the property described herein is not with a special flood hazard area as identified by the Federal Insurance Administration-Department of Housing and Urban Development on Map No. H-48 dated May 31, 1977, for the City of Austin, Travis County, Texas.

SURVEY OF A PORTION OF OUTLOT 61, DIVISION "B" OF THE ORIGINAL CITY OF AUSTIN.

SCALE 1" = 30'

LEGEND:

- Iron Pin found
- Nail found
- Nail set



AS SURVEYED BY:
Harvey Smith

H. HARVEY SMITH
REGISTERED PUBLIC SURVEYOR NO. 720
November 19, 1980

United States Department of the Interior
National Park Service

Haynes-DeLashwah House
Travis County
TEXAS

Working No. FEB 1 1983

Fed. Reg. Date: 2-7-84

Date Due: 3/3/83 - 3/8/83

Action: ACCEPT 3/3/83

RETURN

REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates

8. Significance

Period _____ Areas of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____

Quadrangle name _____

USIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

national state local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-350-



apa
American Planning Association

THE CACTUS POINT INVESTMENTS LLC
42
HISTORIC MELBA HOME HOUSE AND
RESTORATION OF BRICKLTON
DISTRICT OF SANTA FE COUNTY
NEW MEXICO
LEASING INFO: 505-266-6666

The Haynes-DeLashwah House
Austin, Travis County, Texas
photo: September 1982
Peter Flagg Maxson
neg. on file, Texas Historical Commission
View of house at intersection of Rosewood
(left) and W. 11th (right) streets, looking
east by southeast
photo 1 of 6



The Haynes-DeLashwah House
Austin, Travis County, Texas
photo: Martha Doty Freeman
June 1980
neg. on file, Survey file, Texas Historical
Commission
Front (north) elevation, looking south
photo 2 of 6



The Haynes-DeLashwah House
Austin, Travis County, Texas
photo: Peter Flagg Maxson,
September 1982
neg. on file, Texas Historical Commission
northeast corner of house, view looking
southwest
photo 3 of 6



Martha Doty Freeman
June 1980

The Haynes-DeLashwah House
Austin, Travis County, Texas
photo: Martha Doty Freeman

June 1980

neg. on file, Survey file, Texas Historical
Commission

view of northwest corner, showing turret
looking south by southeast

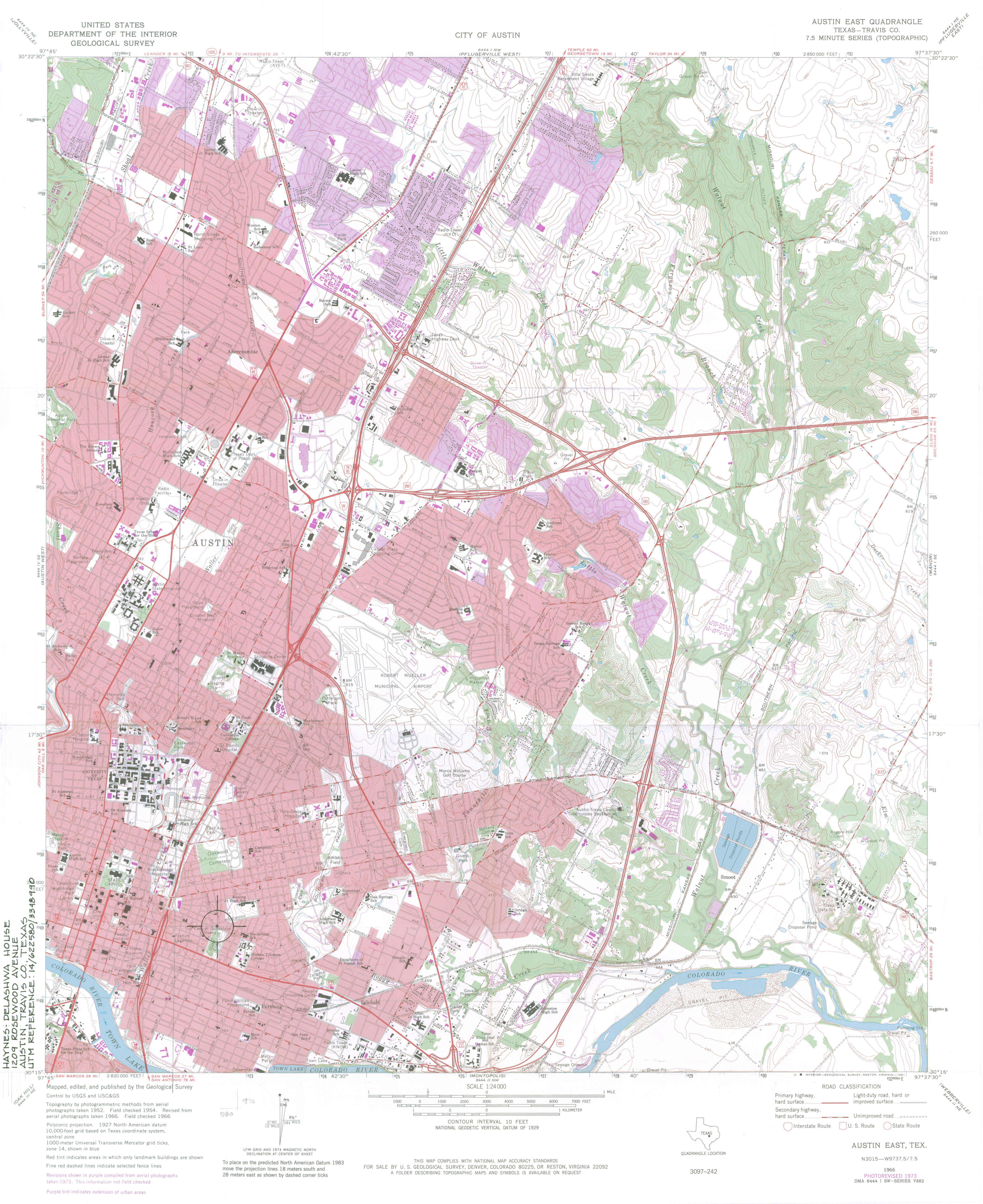
photo 4 of 6



The Haynes-DeLashwah House
Austin, Travis County, Texas
photo: Alex D. Nelson
June 1975
neg. on file, Survey file, Texas Historical
Commission
Oblique view of west facade, looking northeast
photo 5 of 6



The Haynes-DeLashwah House
Austin, Travis County, Texas
photo: Peter Flagg Maxson
September 1982
on file, Texas Historical Commission
View of south (rear) facade, reconstruction
in progress, looking north by northwest
photo 6 of 6



HAYNES: DELASHWA HOUSE
1209 ROSEWOOD AVENUE
AUSTIN, TRAVIS CO., TEXAS
UTM REFERENCE: 14/622580/3348190

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial
photographs taken 1952. Field checked 1954. Revised from
aerial photographs taken 1966. Field checked 1966

Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone

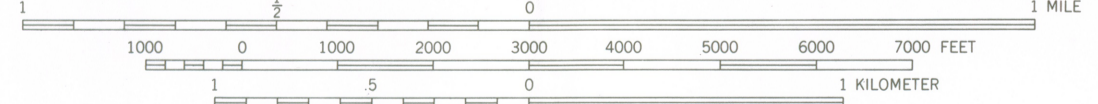
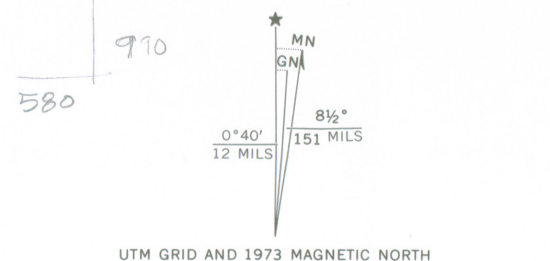
1000-meter Universal Transverse Mercator grid ticks,
central zone in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence lines

Revisions shown in purple compiled from aerial photographs
taken 1973. This information not field checked

Purple tint indicates extension of urban areas



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

3097-242

ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

AUSTIN EAST, TEX.

N3015—W9737.5/7.5

1966
PHOTOREVISED 1973
DMA 6444 I SW—SERIES Y882