

Texas Historical Commission Staff (DKU), 3/28/80

Official Texas Historical Building Marker without post
for attachment to brick

Travis County (Order #5802)

Location: 200 Lee Barton Drive, Austin

MICHAEL PAGGI HOUSE*

BUILT HERE PRIOR TO THE CIVIL WAR
ON LAND OWNED BY COL.S.W.GOODRICH
(d.1868),THIS HOUSE WAS LOCATED
NEAR A LOW-WATER CROSSING OF
THE COLORADO RIVER.A PLANTER,
GOODRICH OWNED A SAWMILL,GRIST
MILL,AND COTTON GIN.MICHAEL PAGGI
(d.1911),A NATIVE OF ITALY,BOUGHT
THE GREEK REVIVAL HOME IN 1884.
HIS AUSTIN BUSINESSES INCLUDED
AN ICE COMPANY AND A CARRIAGE
SHOP.OWNERSHIP OF THE RESIDENCE
WAS TRANSFERRED TO HIS DAUGHTER
HELEN(PAGGI)POWELL IN 1906.**
RECORDED TEXAS HISTORIC LANDMARK - 1980***

*1/2 inch lettering
**3/8 inch lettering
***1/4 inch lettering

APPROVED
Trustt Latimer

by John R. 7-9-80

THE MICHAEL PAGGI HOUSE

The Michael Paggi house is located at 200 Lee Barton Drive, on a rise of ground just south of Riverside Drive and east of Lamar Blvd. It is significant as one of the few remaining structures of its age and type in Austin today. The fact that it has remained so close to its original form for so many years is unusual - the basic floor plan and original design are unchanged. Architecturally it is important because of "the simplicity of the classical design, the symmetrical proportions, the modest use of local materials..."(1)

The chain of title for the land is contained in the pages following this summary.

Although the date of the building of the original house is not known, Drury B. Alexander, professor of architecture at the University of Texas, has given the opinion that part of the house was built before the Civil War.(2) Later additions were made by Michael Paggi after he bought the property in 1884.(3)

Many old-time Austin residents referred to the house as "the old Inn". Built outside the town of Austin, it stood on the south bank of the Colorado River in view of a favorite fording place and no doubt was a roadside stop for travelers. "Hospitality was conditioned by necessity on the frontier...Texas settlers opened their homes to travelers. This practice was often continued as a means for earning a livelihood.... 'inns' were seldom modified to accomodate guests... travelers could expect a hot meal of some sort and bunk house sleeping accomodations during the early days". (4) On the staff report on the application for "H" designation for the structure they say: "Its location on the first outcropping of stable soil south of the low-water crossing for the Colorado River; its proximity to the old Robert E. Lee Trail (part of Riverside Drive) and the Old Fredricksburg Road (Lee Barton Drive) would have made it a logical stopping place for early travelers".(5) It is believed that Robert E. Lee stayed here when he was stationed in Texas. In a diary he kept at this period during his days as a cavalry officer "he mentions staying overnight at an inn located near Barton Creek on the outskirts of Austin, near the river crossing".(6)

The original body of the house, made of hand-made brick, is rectangular in shape, approximately 50 x 18 feet in dimension, and faces north. It is a typical dog-run house - consists of two rooms, nearly equal in size, separated by a main hallway. Originally there were fire places in each room and a cypress-shingled roof. The fire places have been re-installed, and the roof replaced with cedar shingles in the restoration process.(7) Foundation material consists of fieldstone. The brick walls are 8 to 10 inches thick, with plaster finish on the interior. The exterior walls were, at some time, painted red, and have been painted so in the restoration.

After Michael Paggi acquired the property he added two rooms to the south of the east room, forming an ell. Still later he added three rooms to the south of the court yard ell, known as the "apartment". This is separated from the main house, leaving an allyway between. Porches were eventually added to the front and rear entrances of the main house. There is also a square-shaped, limestone

1. The Michael Paggi House, Austin Texas by Gail Hammerquist. 1974 p. 15
2. Some Notes on The Michael Paggi Homestead by Delece Parmelee. 1975 p.1
3. Interview with Ellen Paggi. Austin-T.C. Collection, AP-BIOGRAPHY-Paggi Family.
4. Letters of an Early Am. Traveler, Mary Austin Holly by Mattie A. Hatcher.

milk house in the courtyard, and Michael Paggi, in his time, had a large red barn near the house.(8) The addition is of the same material and looks to have the same scale and proportions as the original house. The "apartment" is also built of the same type brick, and is of similar construction.

It is not known positively who built the original house. The owner of the land in the 1890's was Colonel Sterling W. Goodrich, and it is likely that he was the builder. Colonel Goodrich, a native of Virginia, was a Southern planter who came to Austin in 1853. That year he bought from James R. Raymond, 1,010 acres of the Isaac Decker League, in which the property in question was included. (9) He had a large family and a number of slaves; he also had his own grist mill, saw mill, cotton gin, and reaping equipment.(10) Whether the Goodrich family ever lived in the house is not known, but they may have. "It would have been an unusual taste in land development that would have led Colonel Goodrich to build his home at any place...other than the high point where that brick house stands today overlooking the Colorado River.... This was accessible to Austin, it was near the low-water ford of the Colorado River, it was a beautiful spot." (11)

The property belonged to the Goodrich family for years, then, in 1867 Colonel Goodrich sold 7.9 acres of his land, including the brick house, to George B. Zimpleman and Isaac VanLandt Jones, land dealers and promoters. Little is known of Jones. Zimpleman, who served as sheriff of Travis County in 1872, had various occupations: surveyor, banker, insurance agent, land agent. He owned the property for a number of years, but it is not known who lived there; then, in 1884 he sold it to Michael Paggi. (12)

Michael Paggi, a Frenchman who came to Texas from Mexico in the 1860's, was in Travis County by 1870. He purchased a total of 34.9 acres of land, including the 7.9 acres where the house is located. He was a very enterprising man who had various businesses in Austin: he is said to be the first to manufacture ice here (1870), and also he had a soda water and syrup manufacturing business; he operated a grist mill on Barton Creek (1875); he owned the Alliance Wagon Yard on East 6th Street (1882); in addition he farmed the land around his home. (13). The Paggi family occupied the house for many, many years, and two of Michael Paggi's heirs, Joseph and Victor Powell, are the present owners of it and the remaining 1.7 acres of his holdings.

5. Staff report #C14h-74-006 on application for "H" designation. City Planning.
6. The Michael Paggi House, Austin, Texas by Gail Hammerquist. 1974 p.5,6.
7. Letter re restoration of buildings by Pfluger & Polkinghorne from Sharon Humphreys, October 30, 1979.
8. Interview with Ellen Paggi. Austin-T.C. Collection, AF-BIOGRAPHY-Paggi Family
9. Deed Records of Travis County, Texas, Book G, page 397.
10. Personal property returns made by Mrs. Mary A. Goodrich, July 14, 1868, Probate Division, County Clerk's office, Travis County, Texas.
11. Some Notes on The Michael Paggi Homestead by Deolene Parmelee. 1975 p.3
12. Deed Records of Travis County, Texas, Book 58, pages 446-448.
13. The Michael Paggi House, Austin, Texas by Gail Hammerquist. 1974 p.6

Until the present time the house has been used as a residence, and probably an early-day inn. The firm of Pfluger and Polkinghorn, Architects has taken a fifty-year lease on the property and restored the buildings. "The exterior of the house has been restored to approximately 1895, based on a photograph of that time. The interior is in the process of restoration....Colorado Crossing Joint Venture (H.C. Carter) is responsible for the upkeep of the buildings, which are vacant at present. Proposed use of the buildings is as a restaurant....". (14)

14. Letter from firm of Pfluger & Polkinghorn, Architects, signed by Sharon Humphreys, 10/30/1979.

Mary Jo Cooper

Research Committee, TCHC.

March 17, 1835	Headright granted to Isaac Decker by Talbot Chambers, Commissioner (B-64).
July 11, 1839	Daniel Browning bought 2,022 acres from Isaac Decker (B-64).
July 17, 1839	Henry Adams acquired Title Bond from Daniel Browning for 2,022 acres (B-64).
Fall Term 1848	Henry Adams sued heirs of Daniel Browning for title to property (Daniel Browning died without executing title) (G-586).
May 28, 1852	James H. Raymond bought 1,010 acres from Henry Adams (of County of Dallas in State of Alabama) for \$4,000 (F-46).
June 3, 1852	James H. Raymond conveyed an undivided half-interest to John M. Swisher (G-394).
November 22, 1853	Sterling W. Goodrich purchased 1,010 acres from James H. Raymond and John M. Swisher for \$10,000 (G-394).
June 29, 1867	George B. Zimbleman and Isaac V. Jones paid \$400 for 7.95 acres of land from S. W. Goodrich.
January 1, 1884	Michael Paggi acquired 34.95 acres of land for \$3,300 from George B. Zimbleman and Nathan G. Shelley, composed of the 7.95 acres plus other adjoining parcels of land which Zimbleman and Shelley had purchased from Sterling E. Goodrich (son of Sterling W. Goodrich) (58-446).
June 12, 1905	Michael Paggi deeded 36.95 acres to his wife, Eugenia (Barthelemy) Paggi for \$1,000, which included the 34.95 acres listed above plus 2 additional acres from the Isaac Decker league which Paggi had purchased from Henry Hirschfield on September 14, 1886. (204-129).
December 24, 1910	Michael Paggi, Will Paggi and wife, Ellen, Julia (Paggi) Peterson and husband C. O. Peterson, Helena (Paggi) Powell and husband, J. C. Powell, Josephine (Paggi) Robertson and husband J. G. Robertson, Pauline (Paggi) Myler and husband Thomas Myler sold to Marie Paggi, Edward Paggi, Charles Paggi and Henry Paggi for \$1,944, 5 acres of the Isaac Decker League from the 7.95 acre tract of the Eugenia Paggi Place. The remainder of the land belonging to Eugenia Paggi had been sold to F. T. Ramsey on May 10, 1910. (240-506 thru 510).

January 17, 1923 Charles Paggi and Bertha D. Paggi, executors of the estate of Ed Paggi, deceased, conveyed in trust for \$2,500, the north half of a 7.6 acre tract to J. C. Powell for Joseph and Victor Powell until January 1, 1933, at which time it was to be conveyed by J. C. to Joseph and Victor Powell. (345-106).

January 8, 1941 Charles Paggi, Henry Paggi, and Bertha D. Paggi deeded 3.35 acres to Joseph and Victor Powell for \$10 to each. Marie Emilie Paggi surrendered a vendor's lien on the property for \$10, stating she had received previous payment of \$1,030. (667-12, 667-14, 666-188).

April 8, 1952 Joseph Powell of Los Angeles, California, sold to Ida R. Powell and Victor Powell, the north half of a 7.6 acre tract. (1257-422).

NOTE: Number references are to deed records in the Travis County Courthouse.

Some Notes on the Michael Paggi
Homestead, South Austin

by
DeeLece Farmlee,
Director of Research,
Texas Historical Commission

*revised
corrected*

In 1975 the Paggi House is said to be situated on Lee Barton Drive, or "The Old Fredericksburg Road", but this was not the orientation of that property a century ago, as will be shown by a summary of the known facts about it. Drury B. Alexander, professor of architecture at the University of Texas, has given the opinion that a part of the house was built before the Civil War. This study of the documents relating to the land titles is in support of that opinion.

Before the Civil War, there was no Fredericksburg Road bordering the homestead to the east of the house. Rather, the road that passed this property was one that crossed Barton Creek and approached the Colorado River near the mouth of Shoal Creek, and at a spot which was a favorite ford of travelers. This road ran parallel with the river, more or less, and was to the north-northwest of the house. There is a persistent legend that Colonel Robert E. Lee used to pass the house by that road, and that on occasion Colonel Lee stopped and was entertained in the house. Whatever the truth of that legend, it seems possible that travelers who arrived at this point, approaching the city of Austin, would have asked for lodging rather than try to ford the Colorado River late at night or when the river was in flood.

The people who lived on the land at this point were probably hospitable. It is impossible at this late date to be absolutely certain where the homestead of the 1840s or 1850s was located, but the owner of the land in the 1850s was a native of Virginia, Colonel Sterling W. Goodrich (born in 1802). Colonel Goodrich had married a Tennessee native and had lived in Tennessee as late as 1848, apparently.¹ B. Frank Brown, who was in Austin by 1842 and remained for a lifetime to serve as Travis County Court Clerk and chronicler of the scenes about him, says that Colonel Goodrich arrived in Austin about 1853.²

On November 22, 1853, Goodrich bought from James H. Raymond a large estate out of the Isaac Decker League, south-southeast of the Colorado River and opposite [as it was said in those days] the city of Austin. The deed purports to convey 1,010 acres of land to Goodrich.³

1. The U. S. Census of Texas in the year 1860 shows that one of the Goodrich children (Elizabeth, or Bettie) was born in Tennessee in 1848.

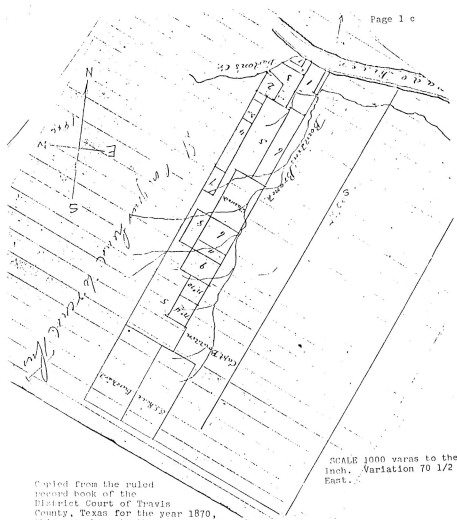
2. B. Frank Brown, Annals of Travis County and Austin, Chapter XXIX, p. 20.

3. Deed Book G, p. 397, Deed Records of Travis County, Texas.

These two eight or ten-
hundred pound drawn wagons are
crossing the Colorado River
ford just east of the mouth of
Shoal Creek. In the middle of
the river the guard on horse-
back directs the drivers.

When a person looked northeast from the
Goodrich-Paggs House in 1873 and earlier
this was a scene which might commonly
meet his view. Augustus Koch drew this
into a section of his "Bird's Eye View
of Austin" in 1873. It shows an eight-
oxen team drawing a wagon into Austin from
the rural section. It is crossing the low
water ford that approached Austin at the point where Shoal Creek
empties into the Colorado River. In the middle of the river, a
mounted guard (or guide) directs the driver.





Some historians have claimed that Colonel Goodrich acquired 1,133.38 acres of the Isaac Decker League.⁴ Whatever the surveyed quantity, the property remained for many years in possession of the Goodrich family and its descendants or grantees, and was known by that name before any part of it was associated with Michael Paggi -- although by now the house under study has assumed historical identification with Paggi.

The earliest portion of the house as it exists in 1975 has the spaciousness and simplicity that prevailed in early houses throughout the ante-bellum South: hallway flanked by large rooms, and an ell to the rear. Whether this earliest portion of the house is the same that Goodrich occupied in the 1850s we do not know, but it may have been. It is not certain that the land was bare of a house at the time he bought it in late 1853. There may have been a log house there, or even some early portion of the masonry structure, for Austin had brickyards earlier than 1853. The masonry is primitive, but substantial. Colonel Goodrich had a large family of eight children when he arrived in Austin, but as the older ones were beginning to leave the parental roof in the 1850s, we do not know that he ever required housing for a family of ten. William E. Goodrich, apparently the eldest son, was a planter in the Seguin area in later years, and may have settled there in the 1850s, since his name is scarcely found in Travis County history except in estate matters. Beverly G. Goodrich, apparently the second son, was a young Austin businessman not living in his father's house in 1860, and probably for some years earlier, since he was already of age when the family came to Austin. Frances Goodrich appears to have married George T. Boardman, a dentist, native of England, prior to 1853. Mary Courtenay Goodrich married L. C. Thornton on January 19, 1857. Alberta Goodrich married Frank Adams on June 20, 1859.⁵ The youngest child of the colonel's family, Texas Ellen, was born in 1855 or 1856. By the time of the census of 1860, only this young child and three others of the nine were at home with the parents.⁶ For a family of six, the oldest part of the masonry structure would probably have been ample housing even by plantation standards.

This, however was far from being the only house on the Goodrich property by 1860. Portions of the Decker League had been allocated (although not deeded) to the older children, and four of them had opened fields on the place, it appears. Colonel Goodrich himself had twenty-seven slaves, housed in seven dwellings. Mrs. Adams and Mrs. Boardman apparently were living north of the river with their husbands, but they each had three slaves living in dwellings on the Goodrich land. Beverly G. Goodrich was in a mercantile business north of the river, living in the household of his employer, but he was farming in the Barton Creek vicinity, with five slaves working his fields and living in one dwelling. The Thorntons appear to have built a home in the general vicinity of the Goodrich family home, and had quarters for two slaves. In the manner

4. Marlee Baker, "The Cater Joseph House", manuscript in files of the Texas Historical Commission, Austin.

5. Index to the Newspaper Collection, 1840-1890, Austin-Travis County Collection, Austin Public Library.

6. Alice Duggan Gracy and Emma Gene Seale Gentry, Travis County, Texas, the Five Schedules of the 1860 Census (Austin, 1967), passim.

7. Lucy Price, Travis County Marriages, 1840-1885 (Austin, 1967), passim.

8. Gracy and Gentry, as cited.

9. Ibid., pp. 65-70.

of a Southern planter, particularly a Southern planter with fifty or so people helping him develop a plantation, Colonel Goodrich had his own grist mill, his own sawmill, and a cotton gin of his own, as well as reaping equipment which argues that he grew wheat.¹⁰ He owned a stretch of the eastern bank of Barton Creek, which is a strong stream and a possible source of water power to run his mills. Besides this outstanding water source, several tributaries of Bouldin's Branch rose within his property, with one significant tributary flowing into the main stream a short distance behind the brick house under study.

It would have been an unusual taste in land development that would have led Colonel Goodrich to build his home at any place on his 1010-acre estate other than the high point where that brick house stands today overlooking the Colorado River. Goodrich undoubtedly selected his 1010 acres with regard to the presence of the strong-flowing stream known as Barton Creek, and to the presence of the seven or so tributaries of Bouldin's Branch that drained his land. Rich alluvial soil deposits are characteristic of the banks of such little tributaries, and no doubt the slaves were able to cut the timber, saw it into lumber in the sawmill, and plant cotton and corn in the spring of 1854, after Colonel Goodrich bought his plantation the previous November. Whatever housing the Goodrich family may have occupied when they first arrived at Austin, it would be doubtful that they lived at any place other than the spot now known as the Paggi homestead by the mid-1850s. This was accessible to Austin, it was near the low-water ford of the Colorado River, it was a beautiful spot.

The slaves may even have made the bricks for the earliest part of the structure at or near the site of the house. In later generations, Butler Brick Company used soil found to the south-southeast of the homestead now known as Paggi's.¹¹ As researchers have pointed out, the brick house has been painted a rather vivid red, but the bricks themselves are of a mild yellowish hue, not strikingly unlike the soil of the property.

Lucy Goodrich, the young teenage daughter of the family (described somewhat peculiarly in the 1860 Census return as a "spinster, age, 16"), was tutored in the branches of learning that came to be the province of the finishing school, studying with Mrs. Amelia Barr the noted teacher of the day in Austin. She may have been the young girl who acted as surrogate for Mrs. Barr and expressed her exasperation when Sam Houston's anti-Secession stance was publicly ignored, and his lieutenant (Edward Clark) stepped into the breach and took the Confederate oath, thus deposing Sam Houston and becoming governor. Some young pupil named Lucy or Lucille gladdened the heart of Mrs. Barr on this occasion. The party of ladies had seats in the front row of the legislative gallery....

10. Personal property returns made by Mrs. Mary A. Goodrich, July 14, 1868; office of the Probate Division, County Clerk's Department, Travis County, Texas.

11. Mattie Lee Seymour, interview of Oct. 26, 1967, with Mrs. Will Paggi and Mr. Henry Paggi; quotation from Henry Paggi, p. 5.

... We looked down directly on a desk just below us, on which the Ordinance of Secession was spread.... Edward Clark ... was an insignificant creature, whose airy conceit was a direct insult to Houston's and countenance and dignified manner; and I remember well how contemptible he appeared, as sly and pert, he stepped up to the bar of the House to take the oath. Just as he reached the desk on which the Ordinance of Secession lay, my ... friend, a bright, clever girl of about sixteen years old, leaned forward and spit directly on the center of it. There was a little soft laughter from the women sympathizers who saw the action, and Clark's handkerchief lay for a moment on the historical parchment, but there was no remark, and the incident caused not the slightest interruption. "Why did you do that, Lucille?" I asked. "To express my opinion.... What an ignominy!"¹²

Although Mrs. Barr did not record the surname of the spirited girl of this episode, she does -- five pages farther down in her autobiography -- speak of a visit to the cemetery, and "Lucy Goodrich walked home with me." A young girl from East Tennessee would have hated the Confederacy.

We have all too few mentions of the Goodrich family. The three sons survived the Civil War, and so did the father. But the radical change in the economy reduced the family to straitened circumstances. It was probably because of the need to retrench expenses and the need also to obtain some ready money that on June 29, 1867, Colonel Goodrich sold 7.95 acres of his tract -- apparently the homestead on the rise overlooking the Colorado River -- to George B. Zimpelman and Isaac Van Zandt Jones. Zimpelman was riding high in those days. He had the confidence of the carpetbaggers who were in political ascendancy in Austin and the State of Texas. Other than¹³ a partner of Zimpelman in land deals, Isaac Van Zandt Jones seems unidentifiable at this stage in our research.

Colonel Sterling W. Goodrich was by 1867 a senior citizen aged 65. He and his wife and the three younger children may have moved to a house a mile or so farther back in the tract of land which no longer was the prospering plantation that it was in the late 1850s. There were numerous houses on the Goodrich land by this time, but probably none as good as the brick home overlooking the river. It must have been something of a sacrifice to give up the larger, lovelier home; but evidently the Boardmans, Adamses, Thorntons, and Lucy Goodrich Davis and her husband (married that year) were loyally on hand to look after the ailing parents.

Then on May 18, 1868, Colonel Sterling W. Goodrich died, and his widow and three younger children were left to fend without his help. Perhaps they were not too successful, for it was not long until deeds of trust and mortgages began to appear on the land records, showing the need

12. Amelia E. Barr, All the Days of My Life (D. Appleton, New York, 1918), pp. 226-227.

for funds which were not being produced by the land, so that the land was being made to stand good for advancements. Perhaps it was obvious that the widow and younger children were not capable of sustaining the plantation operations even on a reduced scale. At any rate, the seven older children of the family sued the widow for a partitioning of the estate. The suit was instituted in September of 1870, and partitioning was decreed on November 5, 1870.

Edward Goodrich, named Sterling Edward, for his father, was the youngest son. He was given the land lying nearest to the brick house over near the river, in view of the fact that his brothers and older sisters had been given preferential treatment in earlier dispensings by the father during his lifetime. Edward received six acres lying near (adjoining, it appears) the brick homestead. This was valued at \$62.50 an acre. He also received 46 acres of lesser value, 20 of these acres lying quite near the old homestead.

Edward Goodrich at the time was only twenty-four, and doubtless felt the disparity between his chances to succeed and the opportunities that had been afforded the older brothers who were successful men by the time of the Civil War. By the time of publication of the city of Austin's first directory in 1872, Ed Goodrich was classified as a "grocer, near Barton's Springs". From the date that he acquired land from the estate of his father, he was selling acreage in small tracts, perhaps in an effort to acquire business capital. Zimpelman and a new partner, Nathan G. Shelley, bought two and a half acres near Zimpelman's earlier acquisition. This was in January of 1871, some seven or eight weeks after Ed Goodrich acquired the land. Zimpelman and Shelley evidently kept bargaining with young Goodrich in the ensuing months, because in September of 1871 they bought another twelve acres of his land, and in November twelve and a half acres.¹³

What the Goodriches contributed to Austin we have not presently evaluated. Members of the family and descendants were in the Texas capital for generations, and probably are still represented among the population. After the land began to be sold off in parcels of a few acres now, a few then, the various Goodrich households seem to have lived in the city, to the north of the river. Ed Goodrich was a member of a volunteer fire-fighting company, and was injured while fighting a fire in August 1872. A Mrs. Goodrich opened a boarding house on East 8th Street, a block northwest of St. David's Episcopal Church, early in 1873. The widow of Colonel Sterling W. Goodrich died of typhoid pneumonia, on March 3, 1874, and was buried from the Tenth Street Methodist Church.¹⁴ She was sixty-one.

If the brick house at their old homestead is in part the same home they occupied earlier, what was its career in the 1870s and early

13. Deed Book V, pp. 400, 577-578, Deed Records of Travis County, Texas.

14. Brown, Annals, as cited, Chapter XXXIII, pp. 54-55.

1880s? The Texas Historical Commission staff does not know. We find little documentation on the Goodrich plantation original homestead in the 1870s, but some of the rest of the Goodrich property was site of some interesting developments.

Texas Ellen Goodrich was given a large tract back of (or south of) the homestead site in the partitioning of 1870, when she was a young girl of fourteen. On November 26, 1874, when she was eighteen, she married Charles E. Anderson, a patent clerk in the General Land Office of Texas. Anderson had been living in the select boarding house¹⁵ of her sister, Mrs. Courtenay Thornton, north of the river, in the city proper. But once they were married, the couple seem to have launched upon plans to derive some benefit from the land inherited from the estate of Colonel Goodrich and by mid-1876 had platted Evergreen Heights, a subdivision of the Goodrich lands inherited by young Texas Ellen. This subdivision lay adjacent to the Bouldin property, to the east, and seems to have been rather extensive for South Austin, including 48.60 acres of land.

This ambitious project led to speculations in the area, and may have accounted in part for the long period of time wherein George B. Zimpelman and M. G. Shelley held the various parts of the Goodrich estate which they had purchased. Speculative purchases seem to have been in vogue in the area. Realtor Tom Murrain offered a small tract when he advertised in the April 2, 1878, Daily Democratic Statesman:

Three acres of the late Goodrich homestead tract, for \$35.00 per acre, or on sound terms....

The fine hand of the Andersons' implementation may have been partly responsible for some political action that year; the Statesman slanted its notice of improvements as a compliment for officialdom:

The county commissioners have performed a valuable service to the county, the city, and the traveling public in recommending the opening of a new road from the bank of the river opposite Shoal creek, then in a direct line a little west of south to the Muckols lane, a distance of about three miles. The road by Barton Creek is not only circuitous, but in places dangerous, and in wet weather it is almost impassable. The opening up of the new road shortens the distance to said lane about one mile and the route is a much better one. It runs on the dividing line between the Goodrich and Bouldin property, passing just east of Mr. C. E. Anderson's residence....

15. Austin City Directory for 1872.

Evergreen Heights had the usual handicaps of a South Austin subdivision, and did not at once gain prestige. But the road to serve purchasers of lots in the subdivision was operative within ten days. Road building in that era was not a great engineering feat. Two or three men with grubbing hoes and axes to clear the roadway, and with a team of mules and a turning plow to open gutters for rainfall runoff at the sides of the road -- that was about the extent of the manpower and effort. This, then, was the heralded New Fredericksburg Road of the late 1870s. The Andersons' brother-in-law, Dr. Boardman, saw the advantages of the better road and sought to sell some of the land which his own wife had inherited, as can be seen by an item on the front page of the Democratic Statesman for Sunday morning, May 26, 1878:

For Sale -- One mile from town, cheap
suburban five-acre lots, in South Austin,
on the new Fredericksburg road. Gentle
slope to the south and east. This land
is the cream of the late Goodrich estate....
\$85.00 per acre, part cash. Apply to
Dr. G. T. Boardman, dental office.

After ninety-seven years, the road in question is now "the Old Fredericksburg Road", but it still runs on the dividing line of the Goodrich estate and the Bouldin properties.

George B. Zimpelman and H. G. Shelley waited to sell their holdings, as demand for the lands in the area was promoted by various other owners. Zimpelman is one of the most interesting of the 19th century promoters of Austin. Among other dubious distinctions, he is remembered in Texas history because he seems to have encouraged his son-in-law, Charles Howard, in the aggressive actions that brought on the Salt War in El Paso County in the 1870s. In 1872, when the first city directory was issued in Austin, Zimpelman was living in the Travis County Courthouse, where he was serving as sheriff. Later he lived in the 200 block of East Second Street (then called Live Oak). He was constantly diversifying his occupation, acting as a surveyor, a banker, insurance agent, ice manufacturer, and land agent during the seventeen years that he held some of the Goodrich lands. It appears to be impossible to discover at this late date just who occupied the land that he owned during those years. James V. Bergen, a partner in what came later to be Gracy Abstract Company, may have been placed as tenant on the Goodrich estate, for his address for years was given as "south side of the Colorado River", but there is no positive proof that it was here that he lived.

Before Michael Paggi became the customer for Zimpelman's land at the Goodrich homestead, Paggi had bought a lot from the Andersons, in the Evergreen Heights subdivision. That purchase was made on May 10, 1883. Paggi paid fifteen dollars for a 270 by 67-foot lot, apparently consisting of raw, undeveloped land.

Paggi is an interesting person as Zimpelman himself, and it

may have been quite an event when those two came to bargain for the Goodrich lands in 1883-1884.

Michael Paggi is said to have been born about 1840 in Italy, but evidently lived in France before coming to Mexico in the 1860s. He married in France but lost his wife in childbed and left his daughter there when he emigrated during the time of Maximillian, changing the original spelling of his surname (for political reasons) from Phégi to 17 Paggi. The occupation he followed in Mexico is not known, but he was in San Antonio in the late 1860s, and interested in the exotic new field of ice manufacturing, as is shown by machinery liens filed from Bexar County, Texas, in the Travis County courthouse. Exactly when he came to Travis County is not known, but he was living with the Peterson family in the Barton Creek area by the time the 1870 Census was taken. On June 12, 1871, he leased from G. T. and Mary Rabb, in the Barton Creek area, their mill properties at the "lower spring ... on Barton Creek" consisting 18 of a turbine water wheel, mill, houses, an ice machine, and a grist mill. 19 Later that year he went to Europe to purchase more ice machinery 19 and by the time the first city directory for Austin was issued in 1872 he was listed as the superintendent of the Austin Ice Company manufactory on the river bank at the foot of San Jacinto Street, and as a soda water and syrup manufacturer at the northeast corner of Pecan (later 6th) and Brazos. He purchased property within the city, at the corner of 11th and Red River in 1873, but whether he transferred his business there at that time is not known. He also purchased a business site on East Pecan (6th), and opened a wagon and carriage sales office and yard there in the 1870s. About 1870 or 1871, Paggi set up a home of his own, marrying a lady almost as young as his own daughter back in France. This wife who was to bear him eight children was Eugenia Barthelmy, born in Alsace-Lorraine in 1853. In spite of the many irons he had in the fire in the city proper, Paggi seems to have preferred to live in the comparatively rural section south of the river.

The couple had three sons and three daughters by the time that Paggi purchased the unimproved lot from Charles E. and Texas Ellen Anderson. Zimpelman and Shelley must have started working on him as a prospect for their Goodrich lands soon thereafter, for the deed that they made to him is dated January 1, 1884. 20 The deed does not state that the owners are selling him improved property, but evidently they were, for the values were somewhat advanced. The total area which he purchased was 34.90 acres of land. For this he was to pay \$3,000.00, or a price slightly in excess of eighty-five dollars an acre.

The long occupancy of this property by the Paggis and some of their descendants has given their name to the former Goodrich homestead. It appears that two of the Paggi children were born on the place which

17. Mattie Lee Seymour, as cited, p. 1.

18. Book V, page 411, Deed Records of Travis County, Texas.

19. Mary Starr Barkley, History of Travis County and Austin, 1839-1899 (Privately published, Austin, 1973), p. 109.

20. Book 58, pages 446-448, Deed Records of Travis County, Texas.

is now so deeply imprinted with their name. The sons grew up there, hunting and fishing. They went into small businesses on the former Goodrich estate. The father built additional rooms on the house as more room was needed for the increasing family. Henry Paggi as an elderly man seemed to think that their home was an old house even when he was a small boy, back in the 1880s:

It was old, just built out of brick with plastered walls inside, and in an L shape. It had two rooms running from east to west and three rooms running from north to south, and after the family got bigger, my father added on three more rooms on the south side of it and left an alley way between it.²¹

The primitive style of the brick and plaster work seems to have convinced the Paggis that their house was of a frontier type. When their family of ten was growing up there, the house may have been even fuller than in the day of the Goodriches, whose older children were gone from home before this house was built.

Michael Paggi was an enterprising householder, and seems to have remodeled the property after his own tastes. His elderly son recalled that Paggi had a milk house, ...

a little house where we kept the milk and smoked food and stuff and had a cellar in there to keep things cool, and the bath house was built on the side of this milk house. We had no plumbing in the house.²²

They had large barns and horses and cattle on the 57 acres of homestead which was eventually in their ownership. The Paggis cut hay on meadows that have now been preempted by highly developed neighborhoods along Barton Springs Road and Lamar Boulevard. Butler Brick Company operated a tram road across the Paggi property and scooped out dirt from the Missouri Pacific Railroad area. The Butlers "dug out all that dirt ... where the golf course is now" located, said Henry Paggi. About the location of present Porter Junior High School, there was a pond and a windmill, and there Michael Paggi would sometimes spend a night so that he could bag ducks as they sailed in on his pond. His sons had a duck blind in an island in the Colorado River about the present location of the Lamar Street bridge. The family was at home in April 1900 when the old Town Lake dam broke, hurled the city power plant downstream as though it were made of matchsticks, and flooded a large area of Austin and many communities downstream. Henry Paggi said:

We heard a roar. Looked up the Colorado River and here was this wall of water fifty feet high, ... rolling down the river. We grabbed up a few things and made a run for the Missouri Pacific

21. Seymour, *op. cit.*, p.4.

22. *Ibid.*

Railroad Bridge, which was fifteen or twenty feet high. We got up there, [but] the water didn't get into our home. It came down Lamar Boulevard. I mean Bluff Springs Road was about six feet deep on Lamar and Barton Springs....²³

Mrs. Michael Paggi died in 1906, and Michael himself in 1911. After Mrs. Paggi died a partitioning of the property occurred, and the homestead was given to Helen Paggi (Mrs. Joseph) Powell. Although Helen Paggi Powell died soon after the decease of her mother, the homestead remained in her family, so that her two sons were brought up there, and for two generations the place was called interchangeably "the Powell House", or "the old Paggi House". Austinites of senior citizen years speak of the house and its environs in fond terms.

Invitations to parties in the old house were eagerly sought in the old days. With its Old World atmosphere, its quaint architecture, it was like going into another country.... The courtyard with its grape arbor was typical of the Italian-French characteristics of its first (sic) owners.... One feature was unlike any other [in Austin]: Mr. Joe [Powell] would stand at the end of the long dark lane extending from Barton Springs Road to the river, and wave a lantern to direct us into the courtyard....²⁴

Dr. Victor Powell, a professional musician (an organist) and teacher lives in New York City. His brother Joseph, the other son of Helen Paggi Powell, lives in California. These children of the first marriage of Joe Powell now own the "Old Paggi House", and have leased it to an architectural firm whose partners are seeking to restore it.

There have been many changes in the approximately 120 years of the existence of some parts of the structure, but the years have hollowed the walls and enriched the perspective of the old piece of real estate. It is an example of the isolated bits of Old Austin that serve to illustrate the diversity of the city.

23. Ibid., p. 6.

24. Ethel Roe, in "Letters to the Editor", Austin American-Statesman, March 4, 1975.

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HISTORY

During the first decade of the 19th Century the Government of Mexico authorized and encouraged settlement in the regions of "Texas" extending from the Rio Grande river, on the west, to the Sabine and Red rivers on the east. Anglo-American and European colonists began to filter into the vast open prairies from all directions.

Southern planters arrived in Texas at the point where the old San Antonio road crosses into Louisiana. Others arrived at Austin's colony on the Brazos river, by boat. Still others, came to Texas from below the Rio Grande. Navigation on the Brazos encouraged early settlement in this region. Soon these early settlers became curious about land which lay to the west of the original colony. Moving further west, they began to establish settlements far and wide in the vast regions which would soon become the Republic of Texas.

Eventually some of these early settlers found their way to the lands which lay at the base of the Edwards Plateau. Although this region was inhabited by Indian tribes, settlers were eager to claim land and establish settlements along the Colorado river. Hopes for the establishment of river transportation on the Colorado river encouraged settlement along the Colorado river above the old San Antonio road crossing at Mina (Eastrop).

As immigration to central Texas continued, settlers moved from place to place. Settlements sprang up almost overnight and disappeared just as quickly. As the population began to move westward, the seat of

government was moved several times to different locations. Each new location was believed to be the new center of population and therefore the most convenient location. Eventually the seat of government was established at Austin. This event created an immediate need for new types of housing and businesses. The establishment of regular travel and freight routes and an added increase in population were to be expected.

The location of the first Anglo-American settlement in Austin, Texas was approximately where Congress avenue crosses the Colorado river, on the north side of the river at Town Lake. By 1838, there was already a very small village established there, called "Waterloo". This first permanent settlement was established by General Edward Burlison. In 1840 the Texas Congress confirmed the selection of the site and changed the name to "Austin".

Originally located beyond the outskirts of the town, the "Michael Paggi" house, or old "Inn", was well known to travelers along the old Fredericksburg road. The house stood on the south bank of the river, in view of the low-water crossing.

During the 1840's Austin became a crossroads for travelers and emigrants. Hospitality was conditioned by necessity on the frontier. During difficult times, Texas settlers opened their homes to travelers. This practice was often continued as a means for earning a livelihood. Travelers were provided with hot meals and a place to sleep. Their horses were fed and put in the farmer's barn for the night. As payment for this hospitality, the traveler would offer to help with the

or offer to pay his host in goods or cash.

Travel continued to be hazardous and difficulties were not easily overcome when regular stagecoach routes were established. As these routes were selected, some of the early roadside houses became inns. It was common to find "inns" located at some river crossings and ports. When safe passage was curtailed by rising water, overnight lodging was established in these private homes scattered across the unsettled frontier.

Life on the frontier was basic. Farming became a necessity for subsistence. Contrary to popular belief, "inns" were seldom modified to accommodate guests, unless they were established stagecoach stops. Travelers could expect a hot meal of some sort and bunk house sleeping accommodations, during the early days.¹

During the 1860's the Michael Faggi house was believed to have been used as an inn. It was a stopping place for travelers along the old Fredericksburg road.²

The single story, handmade brick and cypress single roofed buildings, once known as the "Inn" are located on the south side of the Colorado river, southwest of the original settlement at "Waterloo" .. later to be known as Austin, Texas. As the population of Austin increased, businesses were established, freight arrived on a regular schedule, and many stores

¹Interesting accounts of travel and travelers in Texas are recorded by Mattie Austin Hatcher, Letters of an Early American Traveler: Mary Austin Holley, her life and works, 1784 - 1846. Dallas: Southwest Press, 1933.

²~~Margaret~~ Cooke Clompton, "Lee Slept Here" Houston Chronical, Recreational Magazine, October 9, 1955. Frank C. Rigler, "Was Young Robert E. Lee ever in Burnett County?", Highlander, June 22, 1972.

and homes were built in the capitol city.

Before a permanent bridge was built across the Colorado river, the stream was forded within sight of the house. The house was built above the river course on the first outcropping of stable soil, where it would be secure in the event of rising water. The original, main body of the house faces north. This portion of the house consists of two rooms of nearly equal size, separated by a main hallway. At some later date, rooms were added extending from the front east room. From the front yard, the land slopes gradually toward the river bank to a point where the old Fredericksburg road crossed the Robert E. Lee trail. Within a few feet of the front entrance, the yard is reinforced by a series of stone walls. The old Fredericksburg road (Lee Barton Drive), cut through the embankment along the east side of the yard. Large, old pecan trees line the path up from the river and beyond the house to Barton Creek. The Robert E. Lee trail followed the spring-fed creek bed to a point where it emptied into the river. At this point the trail swings east, toward the house and follows the bank of the river, until it reaches the Fredericksburg road crossing. This land was once a part of the original Isaac Decker League.³

Michael Paggi:

The Michael Paggi house, 200 Lee Barton Drive, pre-dates the Civil War era. Commonly referred to as the "Old Inn" by members of the Powell

³ transfer of property from the original survey appear in the Travis County Deed Records, Volume V., page 577.

family, the original structures may have been built between 1831 and 1845.⁴

Property on both sides of Barton Creek were once a part of the Isaac Decker survey. Most of this property is now Zilber Park, on the west side of Barton Creek. Town Lake and the reception area of the Austin Parks and Recreation Department comprise a greater part of this survey located on the east side of Barton Creek and south shore of the Colorado river. During the early days, the area around Barton Creek was the site of various local enterprises and it was, later, a popular place for family outings.

Mary Starr Barkley mentions the Robert E. Lee road in her book about Austin and Travis County.

"They crossed at the foot of Sheal Creek, at the Sheals of the river, the old crossing fellows the river road to Barton Creek, and went west along the south bank of Barton, out to Fort Mason and beyond..."⁵

When Robert E. Lee was stationed in Texas, in 1856, 1857, 1860 and 1861, he visited Austin on several occasions. In the diary he kept of his travels, during this period of his career as a cavalry officer, he mentions staying overnight at an "inn" located near Barton Creek, on the

⁴ Travis County Collection, Austin Public Library, "Michael Paggi Family" papers, dated: April 24, 1958, notes from an interview with members of the Powell family. The house is said to predate the Civil War. Other sources give dates also: Texas State Historical Commission, Field Notes, "Travis County and Austin Survey", Claude L. Kennard, March 9, 1972. The Environmental Council, field notes, gives a date of 1845. These field notes are included in the "Paggi" files, at the Travis County Collection. The field notes are dated: August 13, 1973. If the property were not privately owned, a closer examination of the site and the architectural fabric might reveal an actual date for the original structures.

⁵ Travis County Collection, "Paggi file", Mary Starr Barkley, A History of Travis County and Austin, quotation and transcription.

outskirts of Austin, near the river crossing.⁶ Many people seem to believe that the Michael Paggi house was the place where he stayed.

Land records show that parcels of land from the original Isaac Decker Survey, had changed ownership between 1871 and 1891. Michael Paggi purchased a total of some thirty-five acres of this land which was said to include "buildings".⁷

Michael Paggi, a Frenchman, came to Texas from Mexico.⁸ He is reported to have been the first businessman in Austin to manufacture ice.⁹ Deciding that Austin needed an ice plant, he traveled to Europe where he purchased the machinery required to produce blocks of ice. His plant was located on Barten Creek.¹⁰ Paggi began vending ice in 1870. At this time a block of ice sold for five-cents per pound. His next enterprise was to establish a water wheel type grist mill assembly on Barten Creek. The mill was in operation in 1875.¹¹ His most rewarding enterprise was a wagon yard, established in 1882. Known as the Alliance Wagon Yard, he occupied two brick buildings located at 421 East Sixth Street. He sold and serviced or rented out Studebaker wagons, buggies, spring wagons and surries.¹²

⁶Margaret Cooke Crompton, "Lee Slept Here", Houston Chronicle, Recreations Magazine, October 9, 1955.

⁷Travis County records, Volume V, page 577; Volume 40, page 477; Volume 72, page 535; Volume 62, page 345; Volume 57, page 319.

⁹Travis County Collection, "Paggi" files, notes from transcriptions of an interview, with members of the Powell family, April 24, 1962.

¹⁰Ibid.

¹¹Ibid.

¹²Ibid.

The following information about the Michael Faggi family was compiled, in part, from old newspapers and city directories.

A Genealogical Chart: "Faggi Family" October 1968

- 1887 - 1878 Faggi, Michael, carriage wagon dealer, office and shewroom, flour mill, Barton Springs.
- 1879 - 1880 _____, residence, south of the city limits.
- 1881 - 1884 _____, blacksmith, wagon manufacturer and dealer, residence, south side of the Colorado river.
- 1887 - 1888 _____, carriage, buggies, wagons. residence, south side of Colorado river, west of Mo-Pac, KY.
- 1888 - 1889 _____, carriage and wagon dealer, office and shewroom; soda water manufacturer to 1907.
- 1889 - 1890 _____, carriage and buggies; residence, south side of the Colorado river, west of I&GN R.R. .
- 1890 - 1891 _____.
- 1903 - 1904 _____.
Faggi, Eugenie (Mrs Michael Faggi).
- 1905 - 1907 Faggi, Eugenie (Mrs Michael Faggi), residence, Fredericksburg road, south Austin. Also listed: Ms. Jessie, Lena and Mary Faggi).
- 1907 - 1909 Petersen, Charles O. ; Austin Plumbing and Machine Company. Residence: south bank of the Colorado river, one block west of the I&GN R.R. .
- 1910 - 1911 Powell, Joseph C., Switchman for the I&GN R.R. . Residence, south bank of the Colorado river, 1 block west of I&GN R.R. . 13.

13 Ibid.

The Michael Paggi house has been vacant since 1967, after the death of Mr. Joseph C. Powell. The owners of the property are listed as Joseph Powell and Victor Powell.¹⁴ A Mr. Chester leases the lower north portion of the property and operates a mobile home sales lot there. He said a Mrs Powell collects the rent. Mrs. J.C. Powell, 1900 Daniel. The Paggi property, 1.7 acres of land, was offered for sale by Johnson Properties, Jeff Maddox, realtor, for \$269,000, December 17, 1973.¹⁵

Information gained through personal interviews with members of the Powell family indicate that as the Paggi Family grew, Michael Paggi added three rooms to the south of the court, and ell, on a line parallel with the east wing of the main house. This addition was called the "apartment". The small cellar located in the square "milkhouse" was the place where the family kept milk and feed-stuffs cold. The northeast corner became a bath house. The fireplace in the south east addition, end wall, was eventually closed and the kitchen was elsewhere.¹⁶

Michael Paggi had a large red barn located near the house. He used the property between his house and Barton creek for farmland. The family kept four horses in the barn and Paggi cut hay from one of his fields and stored it in the barn for his livestock. The Butler Brickyard was

¹⁴ Travis County Collection, "Paggi" files. Joseph Powell, son of J.C. Powell, is said to have inherited the property from his mother.

¹⁵ Travis County Collection, "Paggi" files, this notice was placed in a file of papers collected a local notice of property offered for sale.

¹⁶ Travis County Collection, "Paggi" files, this information came from the transcript of an interview with Ellen, wife of Will Paggi and Ellen Teresa Heist..

formerly located near the Paggi property.

Paggi family photographs show a porch addition located at the front entrance of the house. (figure 1.) Enclosed by ornamental largeboard panels set between lower jig-saw cut wood balusters, the ornamental "gingerbread" patterns, sectioned by slender carved wood posts, are strictly Victorian. 17.



(figure 1. Michael Paggi and family)

17 Ibid. (from the photograph files)

the house against invaders and for protection against the hot sun. One of the front rooms was designated as sleeping quarters and the room at the opposite side, for dining and general family activities. The kitchen was usually detached and located towards the rear of the property. It was a place where feedstuffs were kept and prepared. A fireplace was an important feature of the home. These were usually located in every room where activities demanded comfort. Bedrooms were sometimes located at the front of the house. There was less "street noise" before the invention of the automobile. Closets were hardly ever included in the original construction. Bath houses, when existent, were generally located outside the house. Most houses had barns and outbuildings where livestock was kept, small kitchen gardens and flower gardens or orchards were common in most regions.

Michael Paggi House:

The Michael Paggi house is one of the few remaining structures of its age and type in Austin, today. The fact that the house has remained so close to its original form for so many years of use is very unusual. The original design of the house and the basic floorplan remains unchanged. Few modern conveniences were added to the original design. As it exists, today, the house exemplifies the life style of the 19th century. This life style was maintained by Michael Paggi and members of his family.

The original structures are associated with the life style and activities of a historical period in Texas. It was a landmark to travelers along the old Fredericksburg road. The original house is believed to have preceded the Civil War era. Typical of a roadside house, we say the owners of the property used the house and buildings as an inn.

Before the Civil War, Robert E. Lee is reported to have lodged there during one of his trips to Austin, while he was stationed at Fort Mason.

Although the house is not a known example of the work of a master carpenter, local architect or master builder, the simplicity of the classical design, modest use of local materials, and simplification of Georgian motif and plan, and eventual victorian detailing should automatically place the Michael Paggi house at the top of a list of authentic examples of a particular type of residential architecture, built in Austin, Texas, during the past century.

The architectural elements, original materials and craftsmanship can be valued on their own merit. The handmade brick, plank flooring, surface textures, colors, fenestration pattern, roof form, composition and massing of forms, adherence to symmetrical plan and appearance, basic form and proportions, location of additions, and classical detailing are charmingly outstanding and virtually unchanged. The authentic charm of the structures can best be attributed to the adherence to scale, classic profile and site orientation, proportion and overall application of materials, colors, textures and architectural features and components. The location and history of the structures has a certain charm and appeal enhanced by the congruity and general spirit of the times. Remaining evidence of rural characteristics and early settlement patterns which helped establish urban design, avenues of commerce and routes are in the background of our awareness of the city. The existence of a house of this era brings this to light and heightens our awareness of history.

By today's standards, the Michael Paggi house is an unexpected treasure of the past surviving in a modern urban environment. It is one of the few remaining 19th century buildings on the south shore of

ARCHITECTURAL DESCRIPTION AND INVENTORY

The Michael Paggi house, 200 Lee Barten Drive, Austin, Texas, is a one story residence, sometimes called the "old inn".

Built in Texas, sometime before the Civil War, the original structure is a fine example of simplified classicizing of residential architecture. Its fine lines and symmetrical proportions can be attributed to the popularity of Georgian architecture during the 19th century. Michael Paggi eventually added some features to the house as his family grew.

The main entrance affords a splendid view of the scenic Colorado river and the city of Austin, beyond. The house is located on the first shelf of land above the river course. It is located on the south side of the Colorado river, east of Barten Creek, bound on the east by Lee Barten Drive (the old Fredericksburg road), to the north by West Riverside Drive (the lower end of the old Robert E. Lee trail). Lamar Boulevard crosses the river and becomes South Lamar Boulevard, which fronts the property on the west. The original low-water crossing at the Colorado river was once located within sight of the front door.

Beginning in the 1870's, original structures located on this property served as Michael Paggi's residence. He owned a total of some 35 acres of land at this location.

The Paggi property was eventually inherited by the Powell family. The "pie" shaped lot consists of about 1.7 acres of the original Paggi farm land. The site represents three elevations of land starting at the northwest corner and rising by way of two limestone retaining walls. The main structure is located on a flat table of land with the additions extending south, along Lee Barten Drive. The original main structure and

addition form an ell. A second structure, the "apartment" is located behind the ell addition. A stone masonry milkhouse is located in the courtyard ell. It has a small cellar where milk and feedstuffs were kept. A drive enters from Lee Barten Drive and extends east and west across the south end of the lot. The property fronting Riverside Drive and Lamar Boulevard has been leased to commercial establishments. The sales lot and restaurant businesses are not permanent establishments.

The original main structures, built of sand-struck, handmade brick, with cypress shingle roof follow a rectangular plan. Facing north, the main structure runs from east to west. The rear courtyard is oriented towards the southwest exposure. (Figure 4) The addition to the main house and ell addition extend south on a line parallel with the east end wall of the original structure. The "apartment" is separated from the main house leaving an alleyway between. (Figure 3) Perches were eventually added to the front entrance and rear entrance of the main house. (Figure 1)

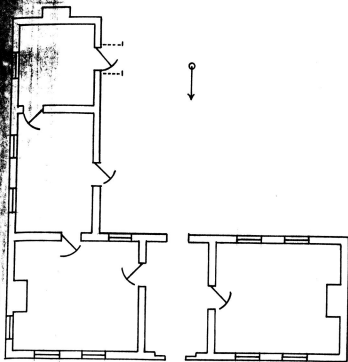
The overall dimensions of the original structure are approximately fifty feet by eighteen feet, wide. Foundation materials consist of fieldstone construction supporting bearing walls, consistent throughout. (Figure 4), (Figure 5), (Figure 6) Load bearing brick masonry walls and partition walls are 8" to 10" thick, consistently throughout, with plaster finish on the interior surfaces. Brick exterior walls, common bond, are highlighted by flat-jack arches above window and door openings. (Figure 7) The residence was eventually painted red. Much of the original paint has faded and chipped off, leaving the exposed brick with a faded rose-red color. (Figure 8)



(Figure 2)

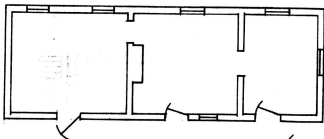


(Figure 3)



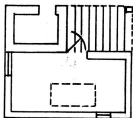
MICHEL PAOZI HOUSE
(Figure 4)

PLAN
scale 1/8"=1'.0"



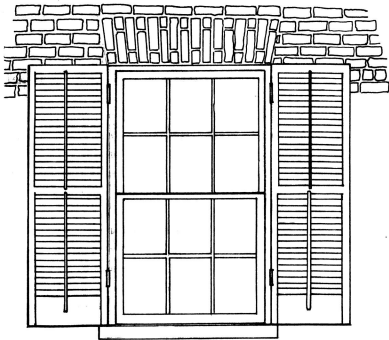
APARTMENT
(Figure 5)

PLAN
scale: 1/8"=1'.0"

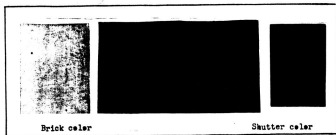


MILK HOUSE
(Figure 6)

PLAN
scale: 1/8"=1'.0"



(Figure 7) window treatment, flat-jack arch



(Figure 8)

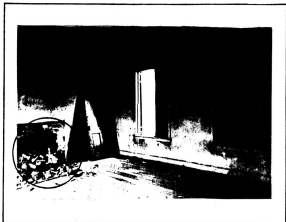
Roof framing is attached to ceiling joists and rafters resting on bearing walls. Five-and-one-quarter-inch, random length floorboards lay lengthwise to the plan, attached to timber floor joists. Floorboards would appear to be wrought and saw-cut. (Figure 11) Floor joists tie into bearing walls, laid to the foundation walls above the ground surface level.

Ceiling joist and beams are faced with weed lathing and $\frac{1}{2}$ furring strips, chinked with plaster mortar and finished with plaster. The chipped and falling plaster reveals many subsequent layers of paint and fragments of wallpaper. (Figure 13), (Figure 15)

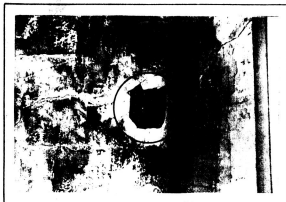
End wall chimney stacks, topped with ceramic tile dampers, project from end wall locations, rising slightly above the steeply pitched cypress shingle covered roof framing. (Figure 10) The original cypress shingle roof has more recently been covered with asbestos roofing shingles. (Figure 9)

Dark green, painted, weed closing type shutters are attached to the window framing at the outside. (Figures 7, 14, 16) Shutter hardware is dated, "July 1867", on all hardware. (Figure 17) Windows are approximately located two-foot six inches above the finished floor. Windows are double hung, sash type, without sash weights. Window glass measures twelve by sixteen inches for all lights. Arranged six-over-six-light, sash windows measure approximately three feet five inches by five feet ten inches, consistently throughout the main structure. Simplified wrought timbers serve as sill plates for weed window framing. (Figures 14, 7) Baseboards are approximately six inches high with beveled top. (Figure 18)

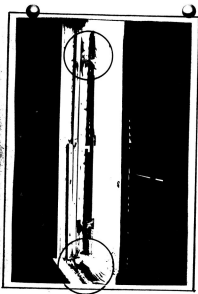
Cuttering attached to the weed fascia board hung below the eaves. Rainwater washing down across the roof was transported by gutters to



(Figure 12)



(Figure 13)



(Figure 14)



(Figure 15)

downspouts emptying into an underground cystem. The cystem, located in the courtyard all is approximately an equal distance from either end of the house and approximately six feet from the rear wall of the main house. (Figure 34)

A front porch added a Victorian theme to the otherwise classical profile of the front elevation(Figure 20) Sparkling white barge boards and jig-saw cut brackets, added an interesting contrast to the red brick exterior and green shutters. Pest holes remaining in the facade indicate both a front and rear porch were added to the main structure. (Figure 20) The central location of the main entrance, with its formal detailing, proportionately divided the main structure into three areas. The symmetrical spacing of the windows and regularity of the window and door treatment and paired end wall chimneys adds to the formal appearance of the residence.(Figure 23)

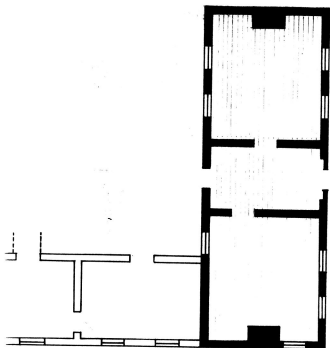
The main front doorway is six feet wide, overall. The entrance is accented by a six-light transom, recessed behind a deep frame and carved moldings. Side-lights were once filled with frosted, embossed glass lights. (Figures 19,36) Doors leading to the main rooms, east and west, were similar in design and construction.(Figure 35). Wood screen doors attached to front and rear entrances show Victorian type wood bracing detail.(Figure 26)

The front hall is approximately ten feet six inches by sixteen feet two inches long. It serves as a reception area separating the two main rooms. (Figure 23) Noted is the fact that the doors leading to the two main front rooms are slightly off-set, the door to the west room is nearly centered on the wall. (Figure 15) The west room is approximately sixteen feet wide and eighteen feet in length. A fireplace

encased in the end wall is the main feature of the room. The generous hearth extends a distance of three feet from the end wall. The mantelpieces have been torn out. The plaster finish shows the approximate height of the mantle and width of the lintel. The fire brick and slate tile hearth is strewn across the floor.(Figure 12, 24) The remaining mantelpiece located in the apartment structure appears to have similar dimensions.(Figure 36) The placement of the windows and the location of the fireplaces enhances the formal arrangement of this room and allows for cross ventilation through the space.(Figure 23)

The central hall is approximately ten feet six inches wide and sixteen feet two inches long. The door to east room is located near the rear door. (Figure 23) The rear door opens out to the courtyard. The east room is approximately the same size as the west room. Fireplaces are located in identical positions. There is an additional window in the east wall.(Figure 4) A low doorway located on the south wall leads to the east addition.(Figure 4) The addition, constructed of like materials, appears to achieve the same scale and proportion as the original main structure. This area of the house is divided into two rooms. A fireplace located at the end wall has been sealed off. Each of the two rooms has a door leading to the courtyard. A wood trellis, of lath construction is attached to the door of the south room. Double-hung sash type windows, located on the east wall elevation are the same as those in the original structure.

The apartment structure is located on a line parallel with the east end wall. (Figure 5) Michael Paggi apparently designed the apartment for his family. The construction indicates various stages of construction. Built of the same type brick and similar construction,



(Figure 23)MICHAEL PAGGI HOUSE
 (dark area indicates original plan)

→ N
 PLAN
 1/8" = 1'.0"

profile, bearing wall and foundation wall, the structure consists of three rooms. Evidence of earlier construction indicates the existence of an earlier structure with similar orientation to the main house. This was probably a smokehouse or detached kitchen to judge from the profile of the end wall embedded in the end wall.(Figure 28) This latest construction does not quite achieve the same proportion and scale as the other construction. Brick masonry walls have been patched and the mortar is weathered in appearance. Double-hung sash type windows are irregular in size. (Figure 5,27,29,30,31) A more in depth examination of the original architectural fabric would reveal information about the date of earlier construction. The middle room serves as the present kitchen. A large fireplace is located in the partition wall of the north room.(Figure 5) (detail:Figure 36) Windows located on the east elevation were equipped with wood closing type shutters. Doors leading to the courtyard are located on the west elevation.(Figure 5) Plumbing was added at a later date.

Foundation walls of the structures appear to be stable for the time being. The roof ridge line of the house is straight (Figure 21) The rafters would appear to be sound at the present time. There is no evidence of bulging in the bearing walls. Ceiling joists appear to be sound.(Figure 3) Chimney stacks show evidence of falling mortar and brick. Tile dampers are loose,(Figure 34)And some are missing. Asbestos shingles, covering the cypress shingle roof is deteriorating (Figure 33) The cypress shingle roof shows signs of rot and rapid deterioration, where it is exposed to the weather. Fascia boards are falling loose due to weathering and deterioration of the wood.(Figure 9) Weathered brick and mortar, stone and mortar, show advanced signs of

deterioration (Figures 22, 29, 31, 33, 34). Ground water may collect under the foundations due to the fact that gutters have fallen to the ground and drainage around the foundation has become a problem, endangering the foundation construction (Figures 34, 21). There are many areas where mortar has fallen loose in the exterior walls, leaving cracks. Some of these cracks have been patched with cement or tar (Figures 21, 29, 31). This is particularly evident around door and window openings, or where water has continually splashed up on the wall (Figures 21, 22, 34, 29). Where windows and doors have been broken out, water has entered the structure. Water damage is most evident around door and window openings (Figures 14, 16).

The brick and mortar wall construction of the apartment structure is such that it seems to show advanced signs of weathering. This is especially evident where the plan has been altered, changing the original construction (Figure 31).

The milkhouse shows serious signs of advanced deterioration in the bearing walls (Figure 33, 34). The floors are rotting from moisture in the structure as evidence of direct exposure to the weather and poor drainage around the structure. The cypress shingle roof is deteriorating where it is exposed to weather (Figure 33, 34). The limestone bearing walls have certain areas where loose mortar has eventually separated from the stone. This condition has allowed the mortar to fall out, leaving wide cracks through the wall. Some of the stonework has fallen out. Figures 33 and 34 show this condition.

The main house and apartment are open at the present time. This is due to the fact that doors and windows have been broken out or torn loose from their original fastenings. Doors have been torn out, leaving



(Figure 27) Courtyard ell Paggi House



(Figure 28) North End Wall, showing
Original construction,
profile, of an earlier
structure.

hardware and mountings lost or misplaced (Figures 15, 24). Glass has been broken out of the sash type windows and the mullions are exposed to the weather. Paint has peeled off the window framing leaving large areas exposed to the conditions of the weather. Shutters have been torn loose and many are found strewn about the property. Many of the remaining shutters are mis-matched, showing various types of construction, and various stages of deterioration. An inventory of shutters and hardware is included in figure 35. Hardware stripped from the front entrance has left a "shadow" of an original lock on the inside of the door frame (Figure 25). Other assorted doors have cast iron square lock sets and white ceramic door knobs, attached (Figure 12,24,37).

Plaster is chipping and falling from the interior wall surfaces and ceiling surface, exposing various layers of paint. Wallpaper fragments can be found clinging to bits of falling plaster. Scrapings were made and color matching of the paint was made on site. Due to the apparent rapid rate of deterioration, colors were documented and included as part of this inventory as a source of information for future reference. Each structure embodies a unique history and should be treated with individuality in the event structures are restored to a particular period in history. As the process of matching samples of the paint progressed, it became difficult to determine original layers of pigment from more recent samples. Various layers of the plaster surface sampled, displayed surfaces of pigment. The exposed areas of paint revealed unmatching gradations of color. It became necessary to select the clearest samples compared to other samples in a given area. Each color and location was then documented (Figures 38 - 52). Various pigments show variation in color due to the obvious deterioration of the exposed paint body and bleeding of

subsequent layers of paint, into the plaster surface. As many as five layers of paint were noted in some areas. Paint color was documented on both plaster walls and wood surfaces.

The garden and courtyard are overgrown with weeds. Brick walkways and borders have become uprooted. Garden plantings, consisting of flowering peach trees, redbud trees, crepe myrtle, fig bushes, vines, grape vines, iris, and lilies, are located around the residence and at the terrace level. Fragments of a white painted wood picket fence remain along the east embankment. I have included a photograph taken of a reconstructed wood picket fence to be included with detail drawings of the fence construction. The original fence is in danger of advanced deterioration. (Figures 32, 53, 54)









