

Southside Historic Neighborhood

College Station, Texas

College Station City Council
February 8, 2024



Origins of the Southside Historic Neighborhood

- October 4, 1876 - The Agricultural and Mechanical College of Texas open its doors with six students in attendance. By the end of that first academic year, 106 students were enrolled.
- Among the academic buildings, the college built five houses for the administration and faculty.
- By 1920, the enrollment had grown to nearly 1,400 students and faculty housing was becoming a concern for the college.

Origins of the Southside Historic Neighborhood

- Summer 1921 - In an effort to escape the college rental market and create their own neighborhood community, a group of five college associates joined forces to incorporate and form the Southside Development Company.
- Southside Development Company Stockholders:
 - Dr. Floyd B. Clark - President (Head of Economics Department)
 - Dr. C. Winfield Burchard - Secretary/Treasurer (Chemistry Professor)
 - Mr. M. M. Daugherty (Texas Agricultural Extension Service/Ag. Economics Professor)
 - Mr. Robert Roy Lancaster (Texas Agricultural Extension Service)
 - Dr. Daniels Scoates (Agricultural Engineering Professor)
- Other than the city of Bryan, this was the first residential neighborhood separate from the the A&M College campus.

Origins of the Southside Historic Neighborhood

- July 5, 1921 - the Southside Development Corporation purchased approximately 83 acres from Edward V. and Birdie Beatrice Hrdlicka (and others) to establish the first residential neighborhood off the A&M College campus.
- The land was purchased in two parcels for a total cost of \$7,314.12.
- Given the agricultural foundation of the college, many of these first neighborhood streets were named for cattle breeds (Dexter, Jersey, Guernsey, Kerry, Aberdeen, Ayershire, Welsh, Hereford, and Angus).



Photo - 1932



Origins of the Southside Historic Neighborhood

- By 1932, the student enrollment had grown to nearly 2,200 students. As a result, more family housing was needed. To meet this demand, Herschel Burgess formed the Oakwood Realty Company and purchased approximately 80 just east of College Park and created the Oakwood subdivision (Lee Avenue, Pershing and Suffolk streets).
- The City of College Station officially incorporated in 1938 and the College Hills neighborhood development quickly followed.
- Growth continued to the south of the campus with the Holik, Hrdlicka, and West Park subdivisions being platted in 1939 and 1940. The rapid increase in college enrollment after WWII is reflected in six new areas of development in a four-year period. These included Southeast College Park (1945), Breezy Heights and George McCulloch (1946).

Origins of the Southside Historic Neighborhood

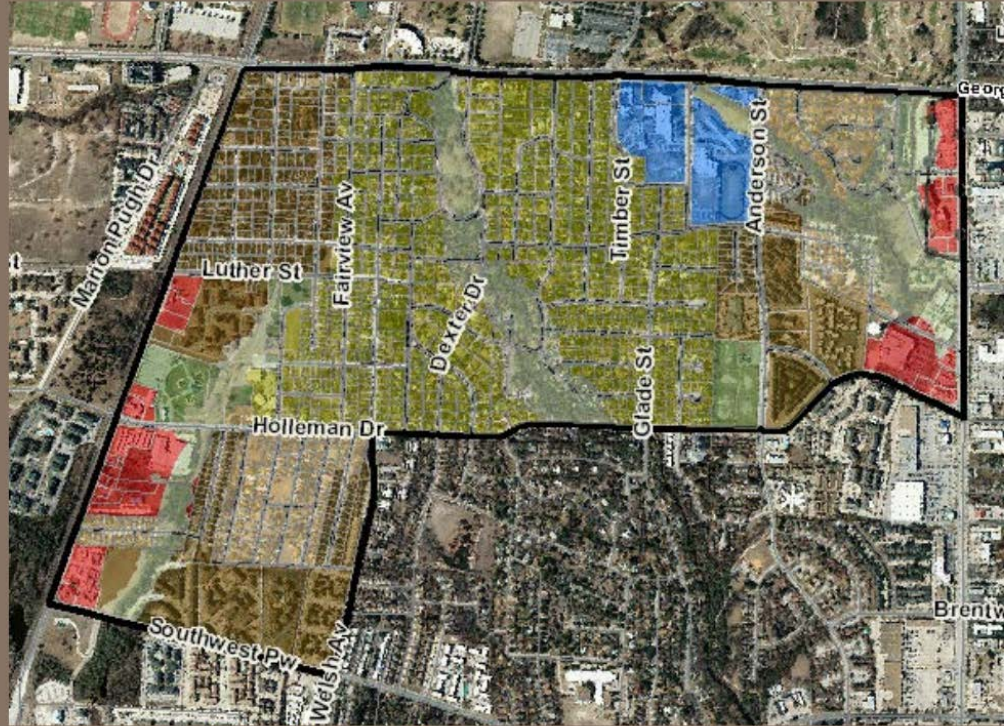


Figure 1.1 Southside Neighborhood Planning Area.

Source: City of College Station Staff

The City of College Station lists this area (outlined in black) as the Southside Neighborhood Planning Area.

Origins of the Southside Historic Neighborhood



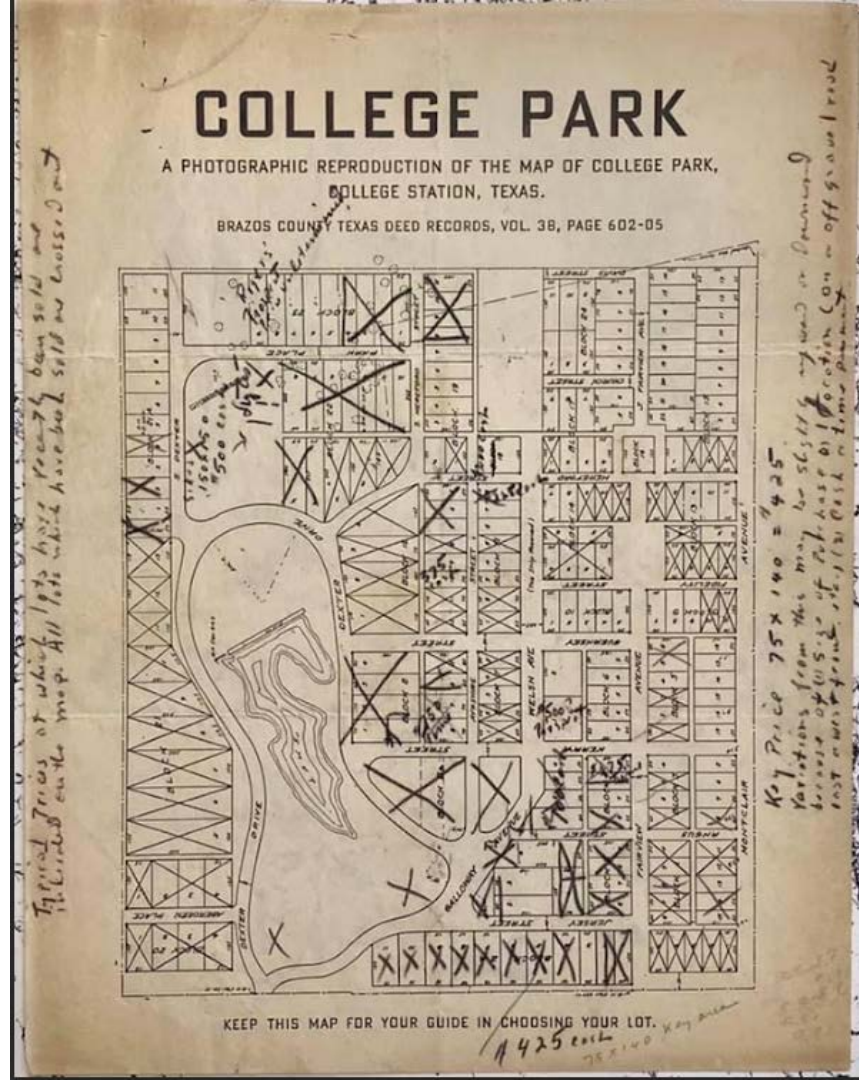
- Aerial photo facing north taken in the late 1920's

Jersey Drive

Lake

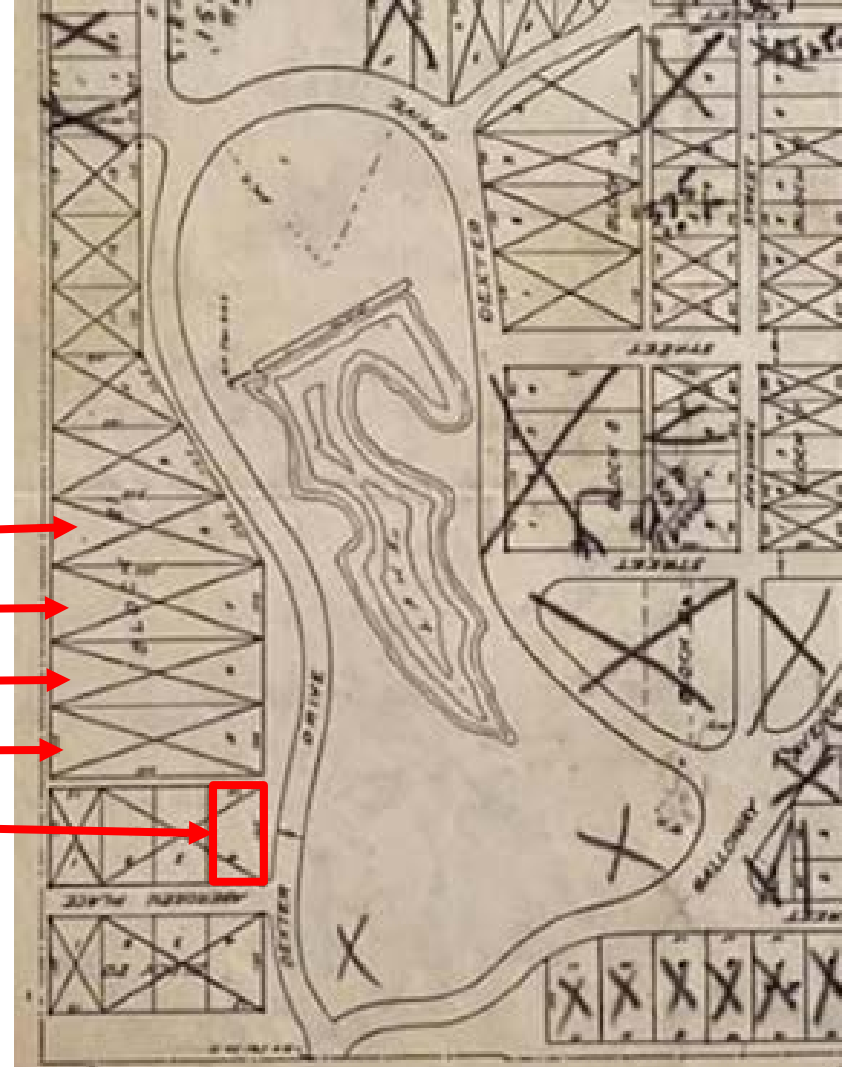
Origins of the Southside Historic Neighborhood

- Original layout of the College Park neighborhood with notations and prices.
- Average size lots went for approximately \$425.00 in the beginning.
- Printed in 1922 or 1923



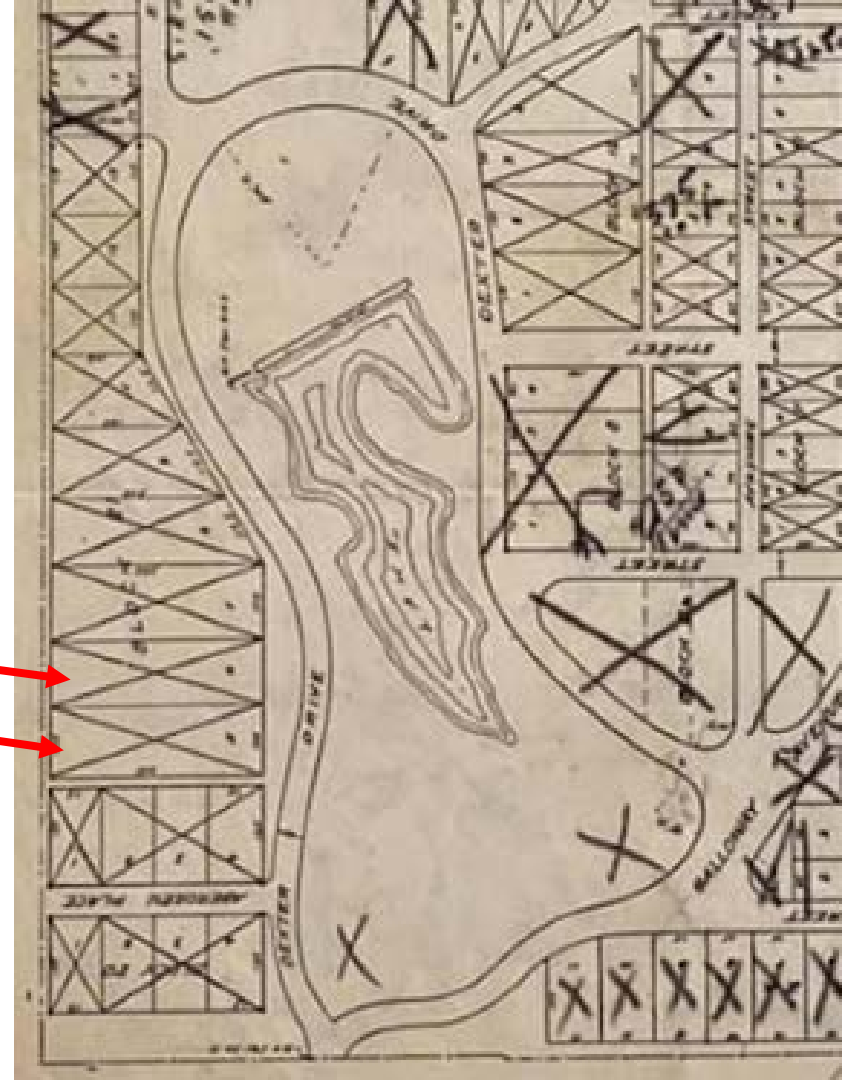
Origins of the Southside Historic Neighborhood

- The first five lots were acquired by the Southside Development Corporation stockholders.
 - Scoates
 - Clark
 - Lancaster
 - Daugherty
 - Burchard



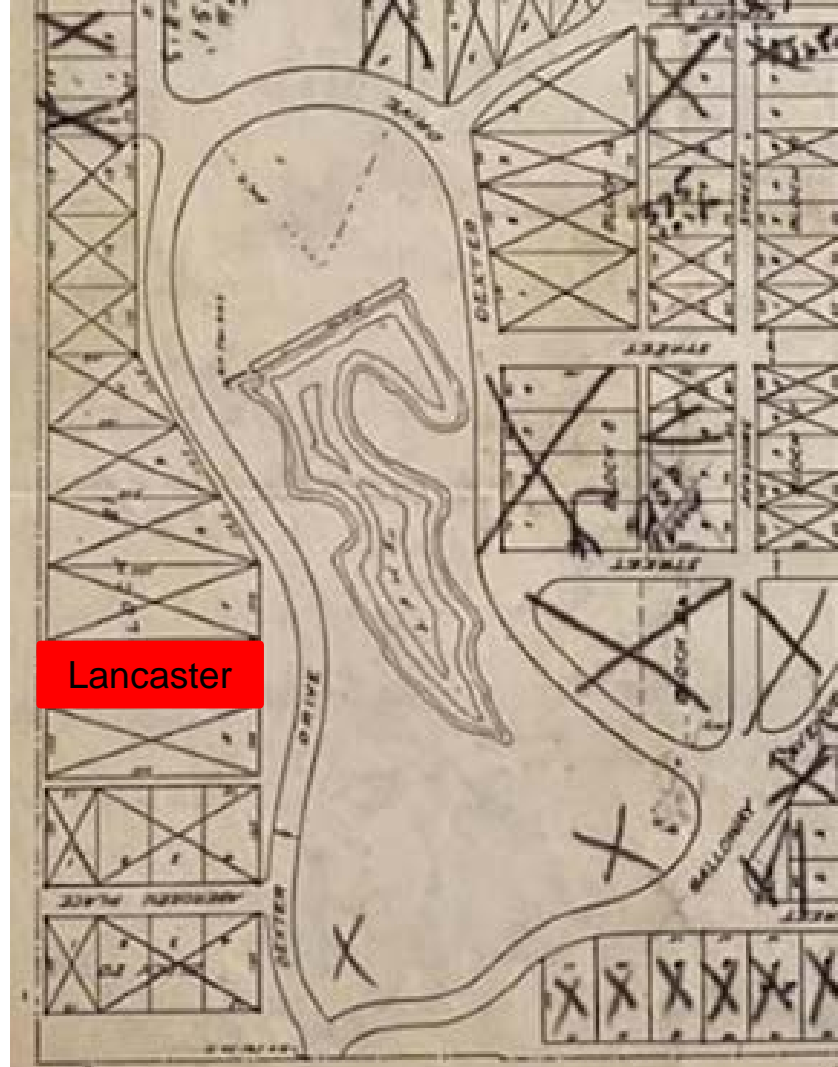
Origins of the Southside Historic Neighborhood

- The first two houses built in the College Park neighborhood were built at 301 and 303 Dexter Drive by Robert R. and Erma Lancaster and M. M. Daugherty.
 - Lancaster
 - Daugherty
- The architect for both houses was D. B. “Drink” Milner and the contractor was Clarence Andrews.



Origins of the Southside Historic Neighborhood

- Robert Roy and Erma Lancaster purchased their lot on February 2, 1922.
- Construction began April 1922.
- Price of construction: \$2,500.00
- The Lancasters lived in a tent on the property while the garage was built. They then lived in the garage while the house was built.



Origins of the Southside Historic Neighborhood

- Newly completed Lancaster home at 303 Dexter Drive
- Completed fall 1922
- Robert Roy and Erma Lancaster (seated)
- Robert Fulton Lancaster (standing), father of Robert Lancaster



Origins of the Southside Historic Neighborhood



- An earthen dam was installed in 1922 on the creek running through the park.
- The park and lake were designed by Frederick W. Hensel (Horticulture professor).
- Photo taken facing north towards campus (date unknown).

Origins of the Southside Historic Neighborhood



- Photo of the north end of the lake.
- Taken from West Dexter facing east.
- Lancaster home at 303 Dexter Drive.

Origins of the Southside Historic Neighborhood

- Ice skaters on the lake (identities and date unknown).
- Photos taken facing northeast towards campus.



Origins of the Southside Historic Neighborhood

- Park lake with snow.
- Photos taken facing north towards campus.
- Date unknown.



Origins of the Southside Historic Neighborhood



- Baptism in the lake.
- 502 West Dexter Dr. in the background.
- Photo date unknown.

Origins of the Southside Historic Neighborhood

- These photos show the remnant of the spillway for the old lake dam.
- Located just off Dexter Drive along the sidewalk to the bridge.
- The lake was drained in 1939, to have been temporary to deepen the lake.
- Dr. and Mrs. Floyd B. Clark opposed even the temporary draining of the lake.





Bee Creek

Dexter Dr

Burt St

Brison Park

Billy Goats Bridge

Bee Creek

Brison Park

Dexter Dr

W Dexter Dr

W Dexter Dr

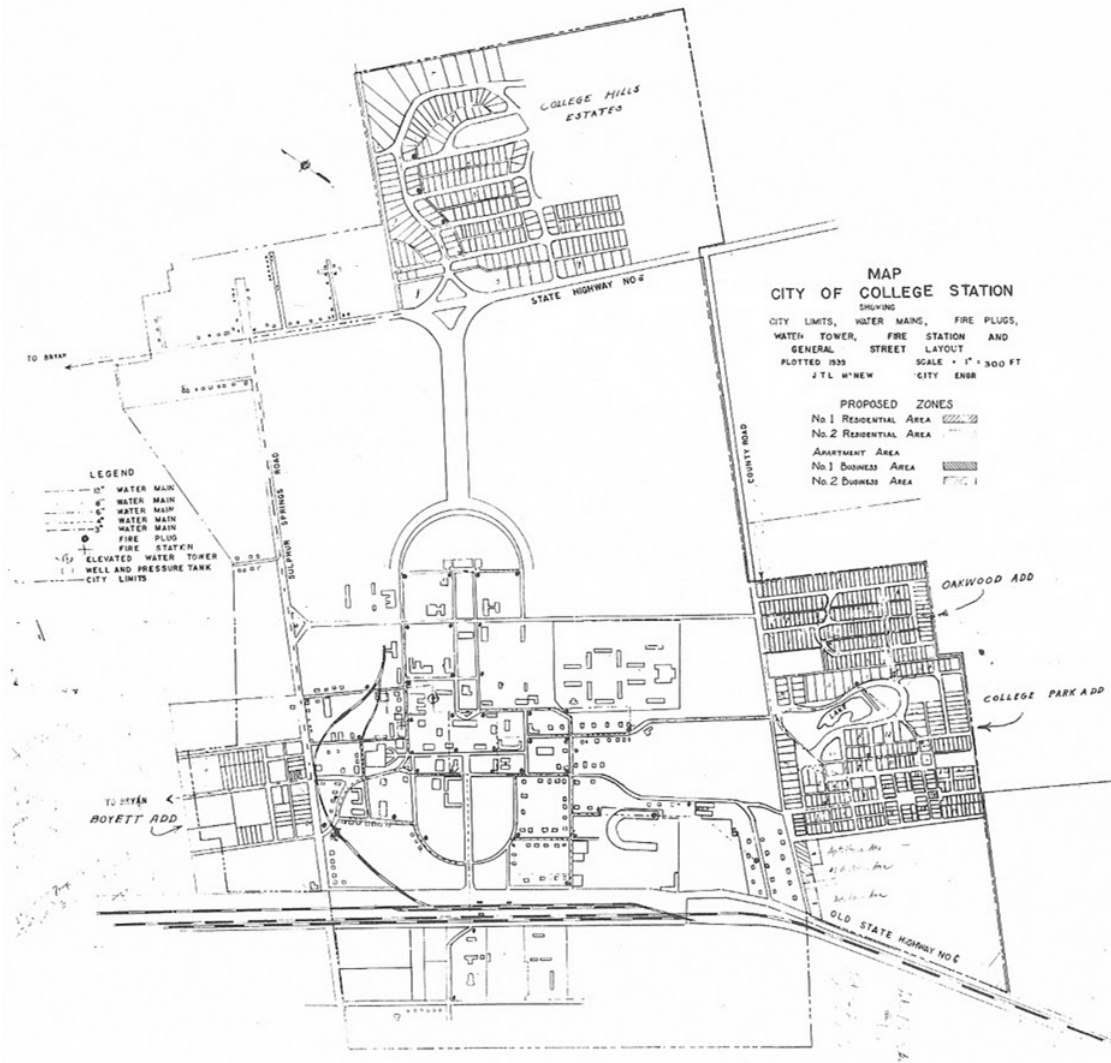
Guemsey St

W Dexter Dr

shire St

Origins of the Southside Historic Neighborhood

- First map of the City of College Station (1939).
- Residential areas show College Park, South Oakwood, College Hills, and Boyette Addition.



Origins of the Southside Historic Neighborhood

Thank you for your time and
consideration of the
Southside Historic District
Street Sign Proposal.

