

APPLICATION FOR HISTORIC LANDMARK DESIGNATION

City of Seguin, Main Street Program, P.O. Box 591,
Seguin, Texas 78156 (830) 401-2448

- 1. Name of Landmark: W.A. Lefty Stackhouse Memorial Clubhouse
- 2. Address of Landmark: 650 River Dr. West
- 3. Legal Description: _____
This information can be found on the property tax appraisal
- 4. Owner Name: City of Seguin
- 5. Owner Address: 205 North River, Seguin, Tx 78155
Phone: 830-379-3212 Email: seguintexas.gov
- 6. HISTORY: A brief history is required and should be attached to this application. The following information should be included, if known:

- Original owner/builder/architect
- Subsequent owners
- Present owner
- Original and subsequent use of significance
- Dates of the above
- Any anecdotes concerning the landmark and/or its owners
- Photographs – Historic and current
- General description of the structure

7. I hereby request consideration of the above-described structure/site as a historic landmark according to the provisions of the City of Seguin Historic Landmark Preservation Ordinance. I have read this Ordinance and fully understand its effect on my property. This application shall be considered as my written permission as owner of the above-described property for historic designation by the City of Seguin City Council.

[Signature]
Owner Signature

2/8/2018
Date

FOR OFFICE USE ONLY

Application received by Kyle Kraam

Date: 2/16/19 Receipt No. _____ Check No. _____

RECOMMENDATIONS FOR APPROVAL

HISTORIC DESIGN REVIEW COMMITTEE: Date: _____

CITY COUNCIL: Date: _____

Max Starcke Park Golf Course Clubhouse History

I. CONTEXT On June 16th of 1933 the Congress of the United States, under the leadership of Franklin D. Roosevelt, passed what was then known as the Public Works Section of the Industrial Control Bill. The bill was created to stimulate the construction of public structures and public works in order to help relieve unemployment and combat the depression the nation was struggling with. A few short days later the citizens of Seguin, Texas took it upon themselves to respond to this call for economic development. They resolved to take advantage of the program in three ways. The first was to improve the roadways of Seguin. The second was to build a new city hall and the third was to “provide a recreational center to provide wholesome forms of recreation for its citizens and to attract visitors to the city”.¹

Four years later, in January of 1937, the city purchased forty three acres of prime river front property located just south of downtown and ground was broken shortly thereafter for the new park. After a year’s worth of work the park opened. It was named after Mayor Max Starcke and included the 9-hole golf course and clubhouse that citizens had lobbied for.²

Since 1938 the golf course and clubhouse have provided countless hours of fun and entertainment for the citizens of Seguin and surrounding areas. It has also proved to be a great source of opportunity for many individuals over the years. What follows is a narrative of how the development and use of the golf course and clubhouse has affected the lives of politicians, architects, citizens, and racial relations in our community.

II. OVERVIEW As one enters the west side of Max Starcke Park from South Austin Street it becomes quickly obvious that the dreams of the 1933 City Council were realized. The volley ball courts, tennis courts, golf course, riverside pavilion, canoe launching dock, and scenic drive along the Guadalupe River have been in use since the park was opened in 1938.

There is also a power plant and dam on the west side. These two historic structures were instrumental in the growth and development of Seguin possible.

The dam was the first of the historic structures to be built. In the early 1830's Jose Flores built a river crossing using rocks and topsoil. His daughter, Josefa, would go on to marry Juan Seguin during the Texas Revolution. Flores also built a house on the river overlooking the crossing. William Saffold purchased the Flores house in the early 1840s and completely rebuilt it a decade later. Mr. Saffold also added material to the dam in an effort to enlarge and reinforce the dam.³

The second historic structure was built by Henry Troell. He immigrated to Seguin from Germany and, after he acquired what had become known as the Saffold Dam in the 1880's, he began an effort to modernize the dam. He added material to the dam and raised the water level to power a cotton gin and mill. In 1895 he built a power plant on the south side of the dam. It was one of the first hydroelectric plants in the state of Texas and provided a source of water and power to the city. Troell later moved his milling operations and in 1907 he sold the power plant and dam to the City of Seguin. Together these two purchases secured Seguin’s ability to provide power and water for its citizens⁴

In the late 1920's and early 1930's these developments contributed greatly to Seguin's growth. During this period of growth Mayor Max Starcke began to consider the use of the land surrounding the City's water plant. He fell in love with the mature, towering, pecan trees and began to envision ways of using the property in a manner that would be advantageous to the citizens of Seguin. In the beginning these dreams were limited by the fiscal realities of The Great Depression but that changed in 1933 with the introduction of the of federal programs that would evolve into what we now refer to as The New Deal. These federal programs were extremely beneficial but they also required a percentage of matching funds. Fortunately, Seguin was in a position to come up with the necessary matching funds because of the economic benefits it was receiving from the development of the nearby Darst Creek Oilfield.⁵

Under the leadership of Mayor Maximillian Hugo Starcke the city took advantage of these opportunities, as explained in the opening paragraph, and built the park its mayor and leading citizens had dreamt of. To bring these dreams into reality the city chose Robert Hugman of San Antonio to develop a site plan. Robert Harvey Harold Hugman was born in 1902 in San Antonio, Texas. He attended the University of Texas in Austin and studied Architecture and City Planning. He spent a few years after college in New Orleans where he became impressed with the preservation efforts of the French Quarter. He returned to San Antonio in 1928 and opened his own firm but the depression soon took its toll and he began working for the Works Progress Administration (WPA). It was there that he became famous for the design and construction of the San Antonio River Walk. A lesser known part of the River Walk story is that Hugman gained experience building a similar project in Seguin. Although much smaller in scale the Walnut Springs Park project gave Hugman invaluable experience that he to put to good use a few years later on the San Antonio Riverwalk. While working on the Walnut Springs project he was also given control of the WPA Park Project in Seguin. In this project he would be responsible for the construction of the park and the final modification of the Saffold Dam. For the Saffold Dam project Hugman decided to encase the dam in concrete. He incorporated two unique features in this design. The first was the shape of the dam itself. Viewed from above you can see that he reconfigured it into a soft S shape. The second unique feature was a waterfall that he designed into the north side of the dam.⁶ Construction began in 1937 and in 1938 the project was completed. The Saffold Dam project was undertaken by the National Youth Administration (NYA) and a plaque recognizing their efforts was placed next to the dam.⁷ In recognition of its engineering and industrial significance the dam was listed on the National Register of Historic Places on November 15, 1979.⁸

Hugman applied the same diligence and creativity when he created the site plan for the park. He split the park into the two sides described in the Context section. The golf course and clubhouse were to be located on the west side near the Saffold Dam. In addition to the clubhouse Hugman also planned a parks administration building and a swimming pool. He came up with a practical plan to sandwich the pool between the parks administrative building and the clubhouse. In this plan the back of the clubhouse would be used to provide a concession area to serve the pool and the golf course. He designed the administration building himself and chose the popular Art Deco style as the architectural style. His design conformed to the WPA Moderne Architecture style that had already been adopted by the WPA. But it also incorporated a few examples of Zig-Zag Ornamentation in the form of wavy inserts. Those designs reflected the austerity of the times and were easily constructed by WPA and NYA employees. They were also made of readily accessible materials such as cement or brick. Like the dam, the administration

building was built by the National Youth Administration. Hugman's designs in Seguin, San Antonio, and elsewhere have withstood the test of time but his accomplishments aren't limited to that from the City of Seguin's perspective. As project manager he had input into two other significant decisions. One was the selection of a young Seguin native named Marvin Eickenroht to design the clubhouse and the other was the selection of a fledgling golf course designer named John Bredemus to design the golf course. Their contributions have also withstood the test of time and the citizens of Seguin see their handiwork every time they play golf at Max Starcke Park.⁹

Marvin Eickenroht was born in 1889 in Seguin, Texas. He was the son of Alfred and Elizabeth Eickenroht. He graduated from Seguin High School and went on to serve in the United States Army at the end of World War One. He returned home and in 1920 earned a degree in Architecture from the University of Texas. Three years later he earned another bachelor's degree from the Massachusetts Institute of Technology. He worked in Dallas as an apprentice for approximately two years before returning closer to home in San Antonio. From 1927 until 1931 he worked in the partnership of Bartlett Cocke. For his notable work there, he became an elected member of the American Institute of Architects. In 1931 he opened his own business and from 1934 until 1937 he also worked for the WPA in various director positions in the Historic American Buildings Survey department. Shortly after he left the WPA he was chosen to design the pro shop for the Seguin WPA Park Project.¹⁰ Because it was a WPA project its architecture was also undoubtedly influenced by the PWA Moderne style of architecture. The clubhouse includes all of the design characteristics that typify a PWA Moderne building.¹¹ This style is characterized by classical balanced and symmetrical form, its windows are arranged as vertical recessed panels, and its surfaces are sheathed in smooth, flat stone or stucco. Like the administration building it does have a few subdued extra features. It has recessed lines and art work on the edges and corners. And finally, like many WPA built buildings it has a flat roof.¹² Marvin Eickenroht went on to be a prominent figure in Central Texas architecture eventually serving as the President of the San Antonio chapter of the Texas Society of Architects and finally as the director of the Texas Society of Architects. He is noted for the design of many famous churches, TLU campus buildings, and other structures in the area. His passion for historical preservation stayed with him through the end of his career and he was honored by the American Institute of Architects for his contributions in literature.¹³

The clubhouse Eickenroht designed was a shallow "U" shaped building with a courtyard facing east for the sale of concessions to golfers and swimmers. The original design was 2,200 square feet. The majority of it was constructed of concrete and coated with a light coat of smooth stucco. The original locker room on the south side has a brick interior wall but it's difficult to decipher if the outside wall is constructed of brick as well and covered with stucco or if it concrete like the rest of the building. Like the parks administration building it was built by the National Youth Administration and was finished in 1938. The building has changed somewhat over the years. A 350 square foot restroom was added to the southwest corner of the building in the 1970's and the concession courtyard facing east in the middle of the building was enclosed in 1980. It added 950 square feet to the clubhouse and was divided into three rooms in 1999. The exterior of the additions match the original design but the roof and interior are of a more modern design. It's unfortunate that the center addition wasn't designed to replicate the original plan but it is mitigated by the fact that it faces the rear of the course. For all intents and purposes the clubhouse retains most if not all of the PWA Moderne style incorporated into its original design.

When you walk into the clubhouse the area that was originally designed as a lounge and kitchen in 1938 is now the main lobby where the business of the golf course is conducted. To the east of the main lobby is the addition mentioned in the previous paragraph. It contains the Golf Pro's office to the left, a work/storage room in the middle and a lounge on the right. If you walk down the hall to the left you will find the women's locker room. On the right side of the women's locker room you'll notice a fireplace that built to keep the ladies warm in the winter. If you walk to the other end of the building you'll find the men's locker room and the men's restroom addition that was also mentioned in the previous paragraph. The exterior windows were replaced after a flood in 1998 but several of the original windows facing the old concession area remain. The addition of central air conditioning in the late 1960's or early 1970's has caused some problems with leaks in the roof. The roof of the center addition also has some leakage. There are plans to replace the air conditioners and repair the roof. The building is structurally sound and the City of Seguin is committed to maintaining it as the clubhouse for the golf course because of its location and historic significance.

The city is committed to this course of action because the story of its origin, design, and construction are not the sum of the value of this building. Its history also includes the people who designed and built the golf course as well as the generations of Seguin residents and visitors who have played there. The first notable individual was the designer of the original nine holes.¹⁴ His name was John Bredemus and he was born in 1884 in Flint Michigan. In 1919 he moved to San Antonio from New York. He tried his hand at professional golf but lacked the talent to compete at the highest levels so he became a golf pro and instructor. In 1926 he took an interest in the design and maintenance of golf courses. Bredemus went on to become the first resident golf course designer in the state of Texas.¹⁵ He was also instrumental in organizing the first Texas Open and in 1927 he brought the first National Professional Golfers Association (PGA) Championship to be played in Texas to Cedar Crest C.C. in Dallas. John Bredemus went on to design at least 19 other golf courses, most notably Braeburn Country Club in Houston and the Colonial Country Club in Dallas.¹⁶

The next interesting character to become part of Max Starcke Park Golf Course history was W. A. "Lefty" Stackhouse. While playing on the PGA Tour he might have been more infamous than famous because of his antics on and off the course after a bad shot or round. Lefty, ironically a right-handed golfer, was around Starcke Park from the beginning. He wasn't an employee initially but after the course opened in 1938 he spent his time giving lessons to golfers and in 1939 he is credited with leading a team composed of Seguin High School Students to victory in the areas first High School Invitational Tournament in Cuero. He continued teaching until he left in 1941 for New Braunfels. After that he spent time in San Angelo, Robstown, and Laredo. He returned home to Seguin in 1952 and in 1956 he opened his own driving range began working with junior golfers again. He coached at Texas Lutheran during the early 1960's and began working in 1964 as the Golf Pro at Max Starcke Park Golf Course. He also helped Seguin High School establish a golf team. Those efforts were rewarded in 1963 when Seguin High School one the first of its four successive state championships. One of his best students during that period, John Bohmann, graduated from Seguin High School and won the 1967 National Association of Intercollegiate Athletics (NAIA) Individual National Championship.¹⁷ For his teaching and coaching contributions in 1965, 1966, and 1969 the Southern Texas Section of The PGA selected him as Professional of the year.¹⁸ Lefty was also busy with adults. In 1941 he founded the Left Handed Golfers tournament. Max Starcke Park

was the home of the annual event for the next decade until it outgrew the nine-hole course and moved to the neighboring 18 hole Chaparral Country Club.¹⁹ Lefty remained the Golf Pro until his untimely death in 1973 ended his love affair with golf. In recognition of his contributions to the game of golf and his commitment to teaching young men and women the game of golf the clubhouse was renamed the W.A. Lefty Stackhouse Memorial Clubhouse in 1977.

Shortly thereafter Lefty's most famous student, Shelly Mayfield, left his mark on the golf course. Shelly Mayfield was born in 1924 in Liberty Hill, Texas. He grew up in Seguin and began playing golf at age fourteen. Under the coaching of Stackhouse Shelly and his teammates won three 3-A state championships. He turned pro at age twenty four and spent the next period of his life working as a golf pro and playing on the PGA Tour. He won three events and had two top ten finishes in major championships during his career.²⁰ Like John Bredemus before him Shelly also developed a flair for golf course design. After his Tour career he partnered with well-known golf course architect Dick Wilson to design the Doral Country Club and Pine Tree Golf Club in Florida. They also designed the Bay Hill Golf Club and La Costa Country Club in California. In 1979 he graciously returned to his hometown and, with the assistance of golf course architect Ralph Plummer, Shelly designed the new back nine of for Max Starcke Park Golf Course.²¹

Max Starcke Park is fortunate to have such talented people as part of its history. But as impressive as these gentlemen were, there is one last story that needs to be told. It is the story of a young child named Clarence Little, who in 1945, walked to the Max Starcke Park Golf Course and began his career as a caddie. It may not seem extraordinary in today's light but Clarence was an African American and on the day he began his career as a caddie African Americans and Hispanics were not allowed in the Park. Smaller, separate parks for Hispanic and African Americans were completed a few years after Starcke Park was opened. But since there was a need for caddies, African American and Hispanic caddies were welcomed at the course. The minority caddies were not allowed in the clubhouse but were able to purchase sodas and snacks through a window. For the most part Clarence was treated very well and tipped well by the golfers for whom he caddied. He was grateful for the money he was able to make. Part time jobs were hard to come by in those days and even harder for young African Americans. Clarence was also grateful for the opportunity to learn about the game of golf. It wasn't long until he was able to give good advice to golfers on how to putt the breaks on the greens. Building upon those successes Clarence was also able to establish a good relationship with some of the regular golfers. They often invited Clarence to play along with them on the four or five holes that were not visible from the clubhouse. It was during those moments that Clarence began a lifelong love affair with the game of golf. After graduating from a segregated high school in Seguin Clarence joined the military. Upon fulfilling his obligation he attended college and played football. He returned to Seguin and began teaching at Ball High School. On Sunday mornings he and several of his friends regularly made early morning trips to Austin's Lions Municipal Golf Course. It had the distinction of being one of the first golf courses in the south to be desegregated. But there was a problem. Because of the length of time required to travel back and forth to Austin, Clarence and his group were often late for services at the Second Baptist Church in Seguin. His pastor, R.L. Sandberry, finally became frustrated with their tardiness and asked them why they were late in arriving for the Sunday service. Clarence explained his predicament. Pastor Sandberry did not like what he heard and decided to do something about it. He set up a meeting with Mayor Roger Moore and explained the problem. Clarence is not sure

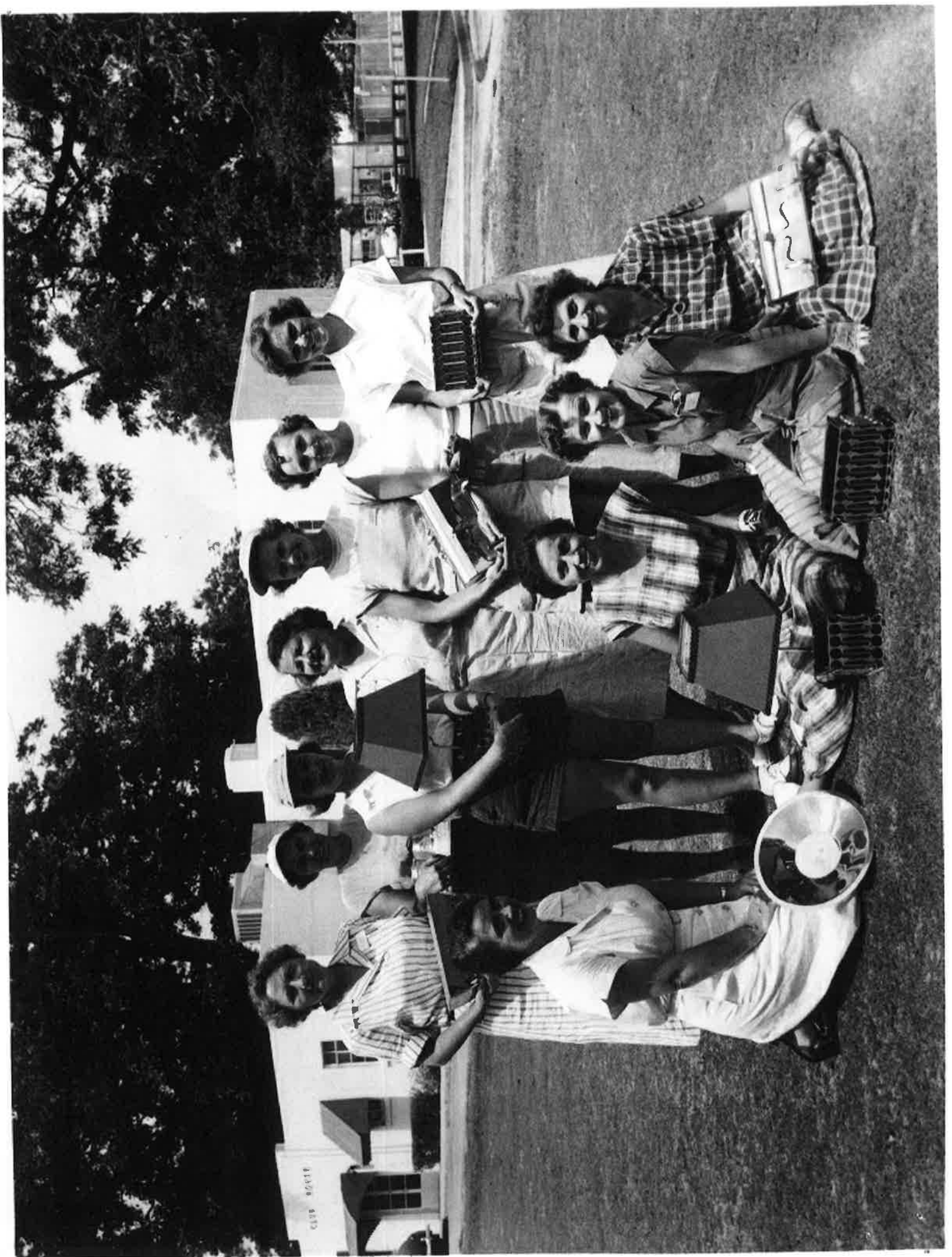
exactly what was discussed but shortly thereafter he and his friends were allowed to play golf at Max Starcke Park Golf Course. This occurred in 1955, making Seguin's course one of the few in Central Texas that allowed African Americans to play golf at the time. It would take a few more years for the pools and schools to become desegregated in Seguin but what happened on the golf course helped open the doors and minds of Seguin's residents. An asterisk mark to this story occurred some 50 years later when the first Golf Course Advisory Board Committee was formed. Clarence Little was its first President.²²

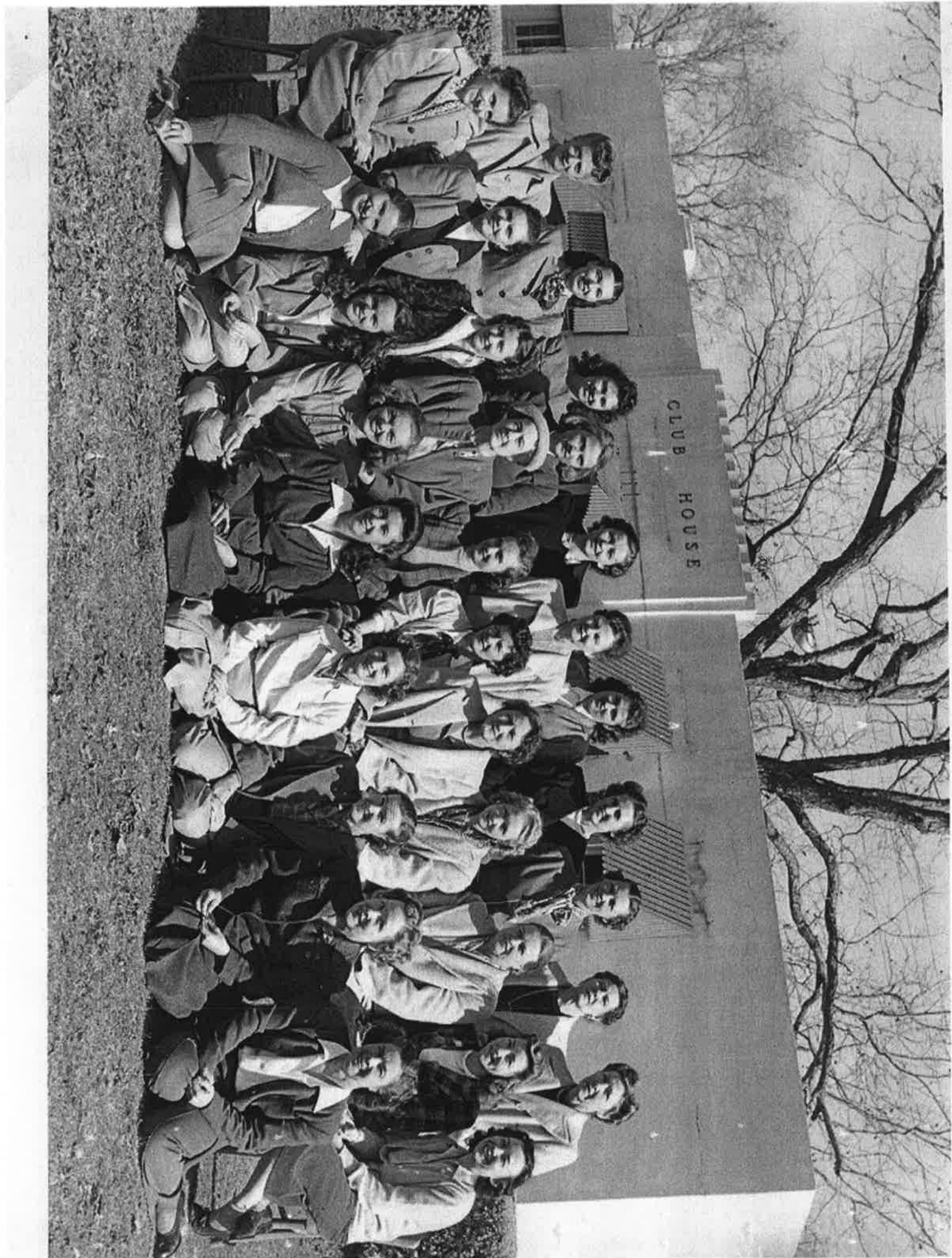
It should also be noted that members of Seguin's Hispanic community also benefitted from these changes. They were also welcomed at the course at the same time and in 1958 they formed the Seguin Pan American Golfers Association.

III. SIGNIFICANCE It has been suggested that the PWA Moderne style of Art Deco Architecture was chosen because it expressed "permanence, stability and order."²³ The government wanted its WPA projects to have a monumental feel about them. We feel that the Lefty Stackhouse Memorial Clubhouse embodies these qualities.²⁴

Since the day it opened the clubhouse and golf course has been a permanent fixture in Seguin. The people associated with it have played an important role in the history of Seguin and Central Texas. The clubhouse and golf course are a testament to the political vision of Mayor Max Starcke and to the creative vision of John Hugman. The clubhouse stands as a reminder of the architectural talent of Marvin Eickenroht. Playing the course is to enjoy the handiwork of an historic trail blazer named John Bredemus. Walking into the historic building is to walk into the clubhouse that early PGA Professionals Lefty Stackhouse and Shelly Mayfield called home. Hearing Clarence Little's story reminds us that individuals can effect real change in their communities.

When a group of citizens petitioned the City to buy the park in 1937 they also pledged their money to help the city with the purchase. They did so with the desire that the city "grow instead of resting--while welding the bonds of friendship closer day by day among all of our people."²⁵ Since the day Mr. Little and his friends played their first round in 1955 Max Starcke Park Golf Course has helped the city accomplish that goal. We believe the Lefty Stackhouse Memorial Clubhouse is the appropriate venue to commemorate the accomplishment of these goals.





CLUB HOUSE



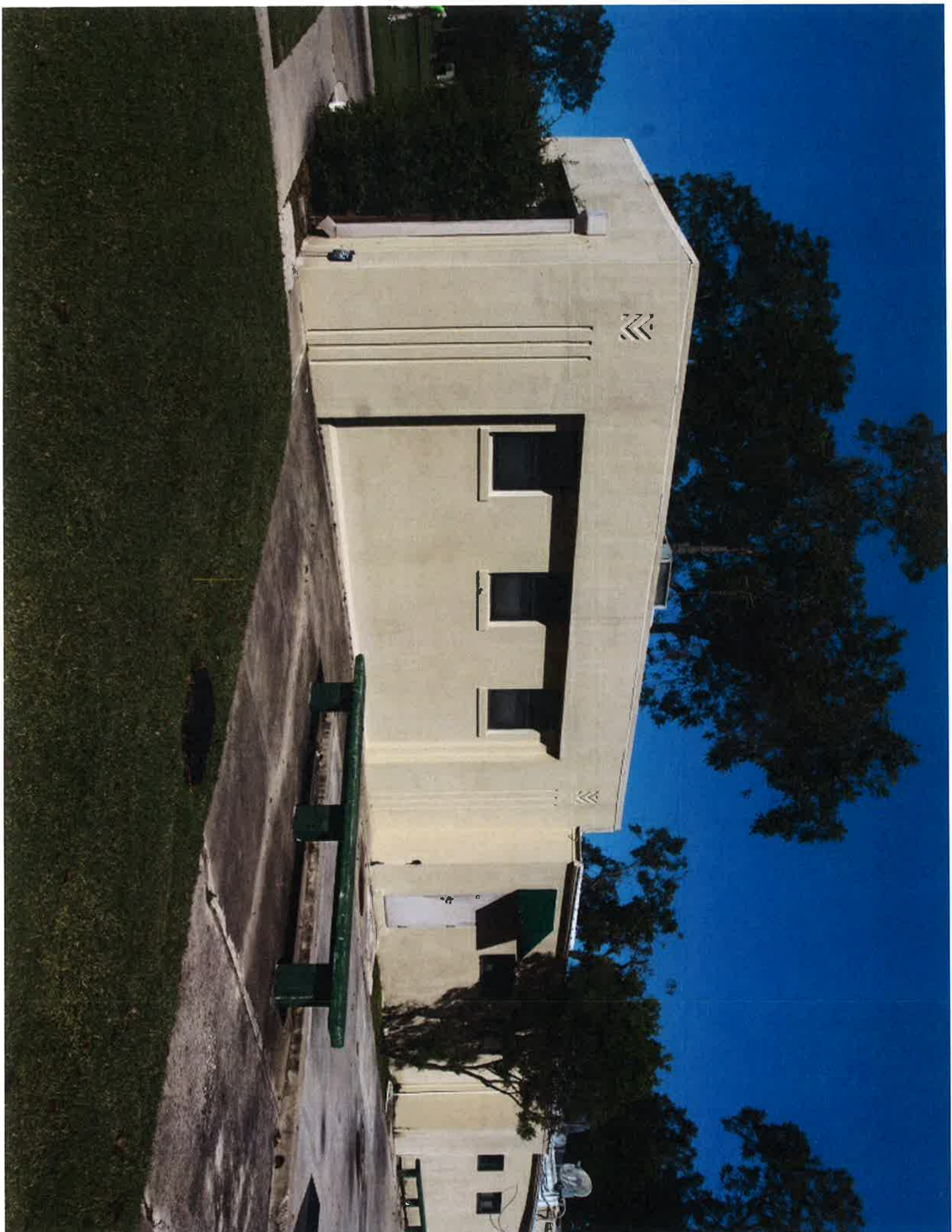


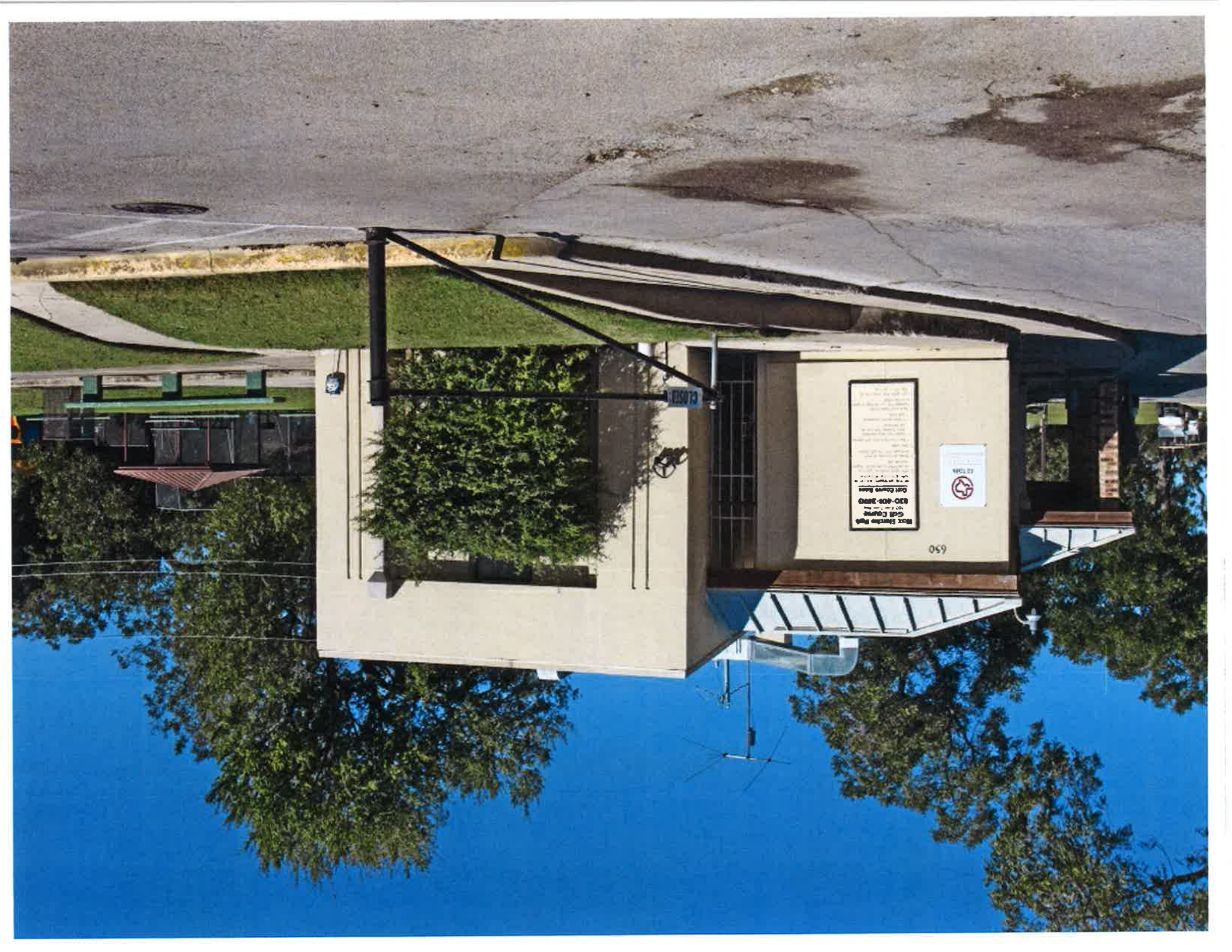












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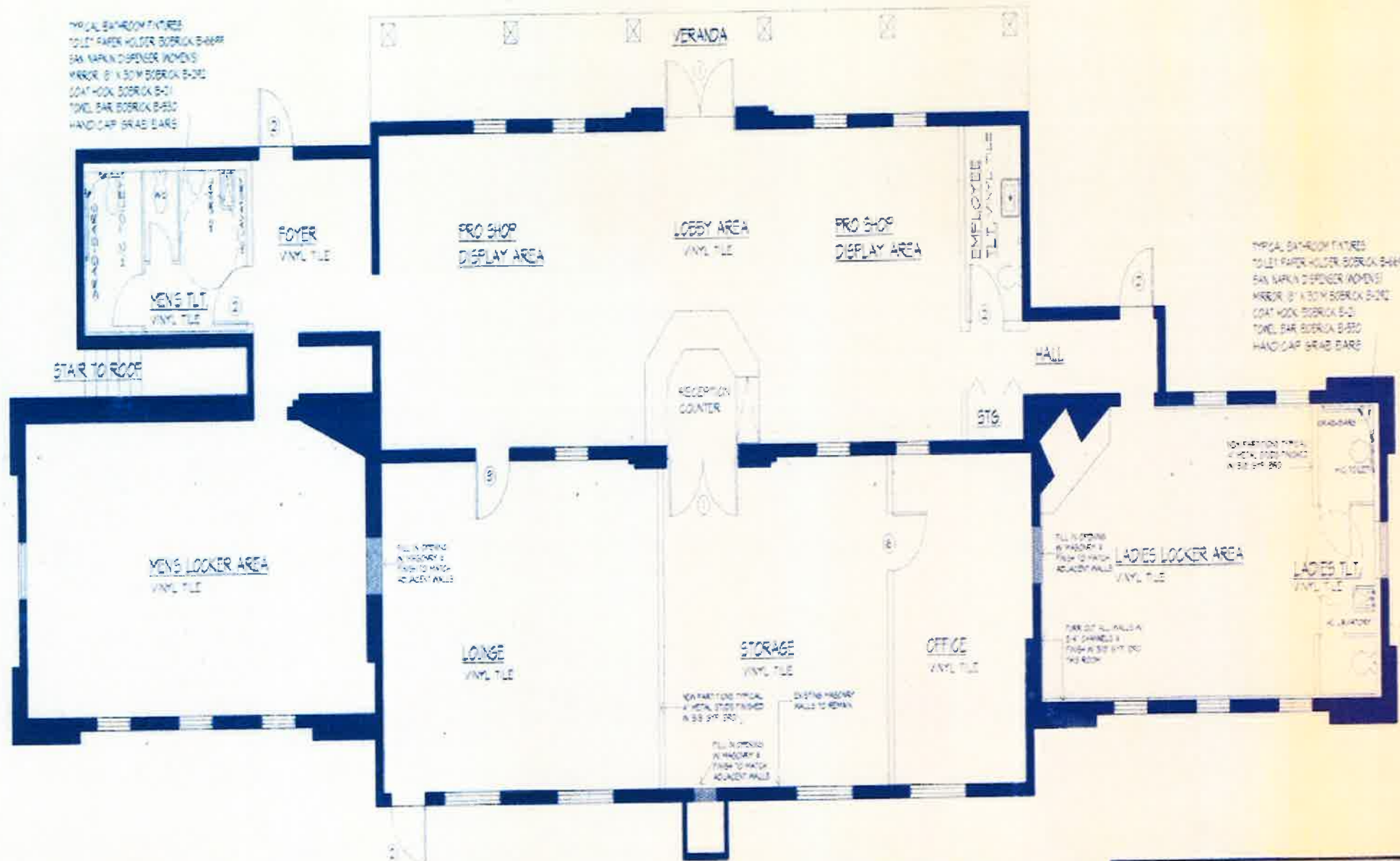
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 COAT HOOK BODIRUX B-21
 TOWEL BAR BODIRUX B-830
 HANDICAP GRAB BARS


TYPICAL BATHROOM FIXTURES
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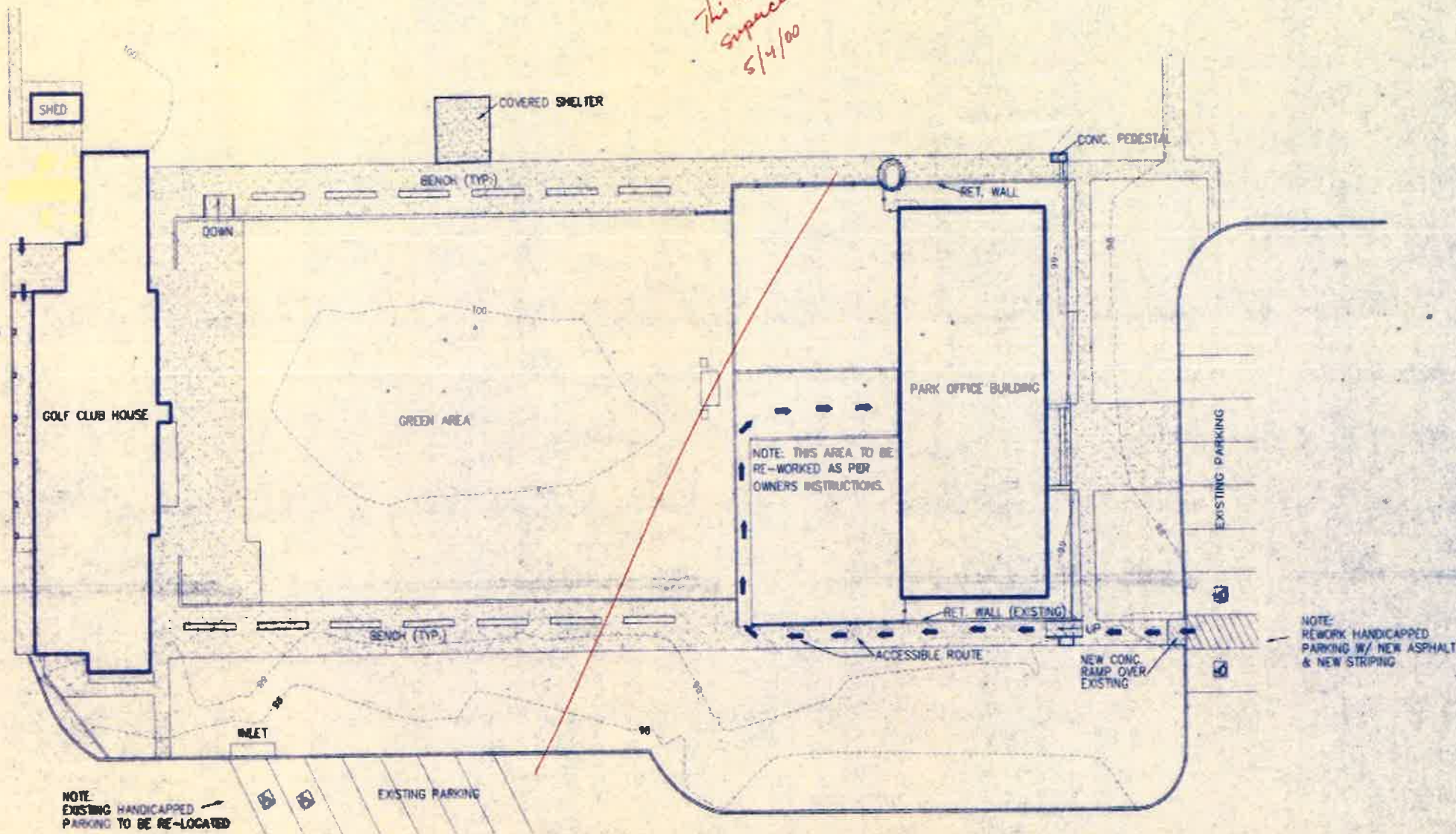
ALL WINDOWS TO BE REPLACED WITH
 RESOURCE BUILDING MATERIALS
 THERMAL BREAK REPLACEMENTS
 MODEL RA-1000 TILT SLASH-TYPICAL

FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROPOSED FLOOR PLAN STARCKE PARK GOLF CLUBHOUSE SEBUN, TEXAS		REVISIONS
 Gino & Associates, Inc. Consulting Engineers 8118 Broadway San Marcos, Texas	Drawn By: AET	Date: Feb. 13, 2008
	Checked By: G.D.W.	Date: 2/13/08
		SHEET OF

*This sheet
superseded
5/4/00*



SITE PLAN

NOTE: ALL EXISTING CONDITIONS EXCEPT WHERE NOTED.