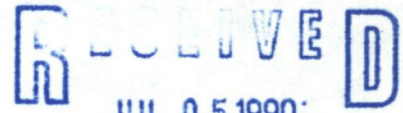


NPS Form 10-900  
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**NATIONAL  
REGISTER**

**1. Name of Property**

historic name: Charles P. Ledbetter House

other name/site number:

**2. Location**

street & number: 3904 Avenue C

city/town: Austin

state: TX County: Travis

code: 453

zip code: 78751

**3. Classification**

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 0               | buildings  |
| _____        | _____           | sites      |
| _____        | _____           | structures |
| _____        | _____           | objects    |
| 1            | 0               | Total      |

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

HISTORIC AND ARCHITECTURAL RESOURCES OF HYDE PARK, AUSTIN, TEXAS

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register Criteria.    See continuation sheet.

Curtis J. Jernell  
Signature of certifying official

27 June 1990  
Date

Texas Historical Commission  
State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria.    See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official      Date

\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

entered in the  
National Register

I, hereby certify that this property is:

entered in the National Register  
   See continuation sheet.

Alvina Byers 8/16/90

determined eligible for the  
National Register  
   See continuation sheet.

determined not eligible for the  
National Register

removed from the National Register

other (explain): \_\_\_\_\_

fw  
Signature of Keeper

\_\_\_\_\_  
Date of Action



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6. Function or Use

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Historic: Domestic                      Sub: single dwelling

Current: Domestic                      Sub: single dwelling

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7. Description

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Architectural Classification:

Bungalow

|            |            |                     |
|------------|------------|---------------------|
| Materials: | foundation | wood                |
|            | walls      | wood - weatherboard |
|            | roof       | asphalt shingles    |
|            | other      |                     |

Describe present and historic physical appearance.

See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: 1911-12

Significant Dates: 1911-12

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Ledbetter, Charles P. (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 1

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The house at 3904 Avenue C is a 1-story frame dwelling that stands on a lot in the middle of the 3900 block of Avenue C. Built about 1911-12, the house displays elements that are associated with the bungalow tradition. It remains virtually unaltered and in good condition.

Resting on a pier-and-beam foundation, the house features a rectangular plan capped by a hipped roof with composition shingles. The apex of the roof extends in a line perpendicular to Avenue C and reveals the dwelling's deceptively large amount of floor space. A one-bay porch dominates the primary (east) facade with tapered box columns supporting a gable roof. The gable end features a circular vent opening and broad eaves with stick brackets. A wooden rail balustrade encircles the porch and a stoop with a wooden balustrade marks the entry. A single doorway crowned by a transom serves as the main entrance to the dwelling. Windows are double-hung wood sash with 1/1 lights.



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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1

The Charles P. Ledbetter House is a noteworthy local example of the hipped roof bungalow form. Constructed about 1911-12 by builder Charles P. Ledbetter, a partner in the contracting firm of Ledbetter-Mundt prior to World War I, the dwelling is a well-preserved example of an early-20th century house type rarely found in Hyde Park. Ledbetter's modest bungalow retains its distinctive features this early type and is representative of the speculative nature of the development of Hyde Park. As such, it is being nominated for its local architectural significance under Criterion C.

The property at 3904 Avenue C remained unimproved for almost 15 years after its initial sale by the Missouri, Kansas and Texas Land and Town Company on October 1, 1896 (DR 135:233). Austin builders sometimes bought lots and constructed speculative housing for investment or promotional purposes. As Charles P. Ledbetter had an active practice as a general contractor and builder, it seems likely that he acquired lots 25 and 26 in Block 9 of Hyde Park Addition No. 2 for such purposes. In partnership with Albert A. Mundt, Ledbetter took an active role in Austin's building trades in the early 20th century, including a term as Secretary of the Austin Builders Exchange during 1912-1913 (Austin City Directories 1909-1913). He apparently never lived at 3904 Avenue C, which was occupied instead by C.D. Traweek, a fellow carpenter responsible for the construction of 4105 Avenue D, 4103 Avenue G, and 4308 Avenue H.

Traweek purchased 3904 Avenue C from Ledbetter on April 1, 1912, for \$2000. He owned the property until 1916 (DR 252:404; 285:246). Subsequent owners included Howard M. and Ruth T. Maud (1916-1920), Mrs. Mary Wukash (1920-1924), Burt Brydson (1924), Mrs M.A. Stell (1924-1929), and Caroline O. Stell (1929-1941), who taught at the Texas School for the Blind (Austin City Directories 1919-1941).



9. Major Bibliographical References

\_X\_ See bibliography for associated historic context.

Previous documentation on file (NPS):

\_ preliminary determination of individual listing (36 CFR 67) has been requested.

- \_ previously listed in the National Register
- \_ previously determined eligible by the National Register
- \_ designated a National Historic Landmark
- \_ recorded by Historic American Buildings Survey# \_\_\_\_\_
- \_ recorded by Historic American Engineering Record# \_\_\_\_\_

Primary Location of Additional Data:

- x State historic preservation office
- \_ Other state agency
- \_ Federal agency
- \_ Local government
- \_ University
- \_ Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

|   |       |        |         |   |       |       |
|---|-------|--------|---------|---|-------|-------|
| A | 14    | 621720 | 3352880 | B | _____ | _____ |
| C | _____ | _____  | _____   | D | _____ | _____ |

Verbal Boundary Description:

Lots 25-26, Block 9, Hyde Park Addition No. 2

Boundary Justification:

Boundaries are those historically associated with the property.

11. Form Prepared By

Name/Title: Martha Doty Freeman - Historian  
 Organization: RioGroup Architects and Planners Date: July 1988  
 Street & Number: 1711 S. Congress Avenue Telephone: 512/440-8751  
 City or Town: Austin State: TX Zip: 78704

Name/Title: David Moore - Historian Date: July 1988  
 Organization: Hardy-Heck-Moore Telephone: 512/478-8014  
 Street & Number: 2112 Rio Grande State: TX Zip: 78705  
 City or Town: Austin

7/5/90

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

Hyde Park MPS Travis County, TEXAS

Date Listed

COVER

- |                                                                                     |         |
|-------------------------------------------------------------------------------------|---------|
| 1. Bluebonnet Tourist Camp                                                          | 8/16/90 |
| 2. Commercial Building at 4113 Guadalupe St.                                        | 8/10/90 |
| 3. Covert, Frank M. and Annie G., House                                             | 8/10/90 |
| 4. Hildreth-Flanagan-Heierman House                                                 | 8/10/90 |
| 5. Hyde Park Historic District <u>Substantiva Review</u>                            | 8/10/90 |
| 6. Hyde Park Presbyterian Church                                                    | 8/16/90 |
| 7. Ledbetter, Charles P., House                                                     | 8/10/90 |
| 8. Mansbendel, Peter and Clotilde <del>Shipe, House</del> <u>Substantiva Review</u> | 8/16/90 |
| 9. Missouri, Kansas and Texas Land Co. House                                        | 8/16/90 |
| 10. Oliphant--Walker House <u>Substantiva Review</u>                                | 8/16/90 |
| 11. Page--Gilbert House                                                             | 8/10/90 |
| 12. Parker, James F. and Susie R., House                                            | 8/16/90 |
| 13. Ramsey, F. T. and Belle, House <u>Substantiva Review</u>                        | 8/16/90 |
| 14. Sears, Rev. Henry M. and Jennie, House                                          | 8/10/90 |
| 15. Shadow Lawn Historic District                                                   | 8/16/90 |
| 16. Smith--Marcuse--Lowry House                                                     | 8/10/90 |
| 17. Williams, W. T. and Clotilde V., House                                          | 8/16/90 |
| 18. McCauley, Robert H. and Edith Ethel, House                                      | 8/16/90 |
| 19. Robbins, Alice H., House                                                        | 8/10/90 |



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ledbetter, Charles P., House

MULTIPLE NAME: Hyde Park MPS

STATE & COUNTY: TEXAS, Travis

DATE RECEIVED: 7/05/90 DATE OF PENDING LIST: 7/17/90  
DATE OF 16TH DAY: 8/02/90 DATE OF 45TH DAY: 8/19/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90001178

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8/16/90 DATE

Entered in the  
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



CLASSIFICATION

\_\_\_ count \_\_\_ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

\_\_\_ historic \_\_\_ current

DESCRIPTION

\_\_\_ architectural classification
\_\_\_ materials
\_\_\_ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

\_\_\_ acreage \_\_\_ verbal boundary description
\_\_\_ UTM's \_\_\_ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

\_\_\_ sketch maps \_\_\_ USGS maps \_\_\_ photographs \_\_\_ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed Date







CHARLES P. LEDBETTER HOUSE

3904 AVENUE C

AUSTIN, TRAVIS CO., TEXAS

DANIEL HARDY

MARCH 4, 1987

NEGATIVE WITH TEXAS HISTORICAL COMMISSION

CAMERA FACING SOUTHWEST

8 OF 49

Negative: Texas Historical Commission

Austin, Tx

View: looking southwest

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64500640