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

OMB No. 1024-0018

United States Department of the Interior National Park Service

JUL 0 5 1990.

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

NATIONAL REGISTER

1. Name of Property

historic name: N/A

other name/site number: Shadow Lawn Historic District

2. Location

street & number: roughly bounded by Avenue G, 38th Street, Duval

Street and 39th Street

city/town: Austin

state: TX County: Travis code: 453 zip code: 78751

3. Classification

Ownership of Property: private and public (local)

Category of Property: district

Number of Resources within Property:

Contributing	Nonc	ontributing
24	16	buildings
0	0	sites
0	0	structures
1	0	objects
25	16	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

*USDI/NPS NRHP Registration Form Shadow Lawn Historic District Page
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 meetsdoes not meet the National Register Criteria. See continuation sheet. Adding Manual Adding Addi
Texas Historical Commission
State or Federal agency and bureau
In my opinion, the propertymeetsdoes not meet the National Register criteriaSee continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau
5. National Park Service Certification
I, hereby certify that this property is:
\$ignature of Keeper Date of Action

*USDI/NPS NRHP Registration Form Shadow Lawn Historic District Page3

6. Function or Use

Historic: Domestic Sub: single dwelling

Current: Domestic Sub: single dwelling

7. Description

Architectural Classification:

Tudor Revival Bungalow

Materials: foundation

foundation brick walls brick

wood - weatherboard
roof asphalt shingles

other stucco

Describe present and historic physical appearance.

X See continuation sheet.

8. Statement of Significance

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: 1922 - 1941

Significant Dates: 1922

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

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

X See continuation sheet.

National Register of Historic Places Continuation Sheet

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The Shadow Lawn Historic District encompasses a cohesive collection houses built in the southeast portion of Hyde Park during the late 1920s and 1930s. The District lies in the Shadow Lawn Addition to the City of Austin, which was replatted in the 20th century from parts of the original Hyde Park Addition. The majority of the Contributing buildings are 1-story brick-veneer dwellings with Tudor Revival stylistic influences. Three of the Contributing houses, among the first built here, are bungalows. Relatively few alterations detract from the integrity of the District's historic (pre-1941) houses, and the area retains its historic character and ambiance. A total of 41 resources within the District includes 25 classified as Contributing.

The District occupies level terrain with no creeks, drainages or waterways in the southeastern section of the Hyde Park neighborhood. Low concrete markers inscribed "Shadow Lawn" mark the entrance to the subdivision at the southwest corner of 39th Street and Avenue H and the southwest corner of 39th Street and Avenue G. The latter graces the front lawn of Monroe M. Shipe's house (NR 1983) just outside the boundaries of the District, while the former is a Contributing object within the District.

Although the Shadow Lawn Addition features a grid system of streets, 39th Street winds east-west through the heart of the addition. Serving as the northern boundary of the nominated District, the narrow S-curve thoroughfare contrasts with the linear configuration of other streets in the area. According to local historians, 39th Street conforms to one bend in the racetrack that operated at the fairgrounds which preceded the establishment of Hyde Park (Pecan Press n.d.). This distinctive feature distinguishes Shadow Lawn from the more typical rectilinear developments surrounding the District.

Platted in 1922, lots in the Addition are wider than those in the Hyde Park Addition and Hyde Park Addition No. 2. Although all of the houses are detached and stand independently from one another, they are sited a uniform distance from the street which reinforces the visual cohesiveness among the structures. Most of the houses have small wooden garages that were built toward the rear of the property, behind the dwellings.

The first houses built in the Shadow Lawn Historic District were 3803 and 3805 Avenue H, which were erected between 1924 and

National Register of Historic Places Continuation Sheet

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1927, according to city directories. These structures, which contrast to the predominant Tudor Revival character of the District, are bungalows with low-pitched roofs, broad eaves and strong The Bengston House at 3803 Avenue H is a frame horizontal lines. structure with wood siding. Its bungalow neighbor to the north, 3005, is a frame dwelling with brick-veneer walls. The house at 3810 Duval was the next structure built in the District. Like its predecessors, it is a frame bungalow with brick-veneer walls. remainder of the District's historic structures are examples of Tudor Revival architecture, which gained popularity in Hyde Park and other areas of Austin in the late 1920s and 1930s. These houses are identified by their use of steeply pitched hipped and gabled roofs, half-timbered decoration and round-arched front doorways. Most of these structures in the Shadow Lawn Historic District are 1 story in height; several 2-story structures stand along the east side of the 3800 block of Avenue G.

With two exceptions, the southern end of the District includes pre-1941 dwellings that retain their integrity and historic character to a remarkable degree. The northern section, however, contains most of the District's Noncontributing properties. All were built since 1941 and are examples of modern tract houses.

Many historic dwellings in the Shadow Lawn Historic District are coupled with contemporaneous garages that signify the growing presence of the automobile during the period of the District's development. Often simple in design and detailing, they often feature ornamentation that reflects the Tudor Revival styling of the District's dwellings. As they help convey a sense of the past, these buildings should be considered integral components in the physical character of the District. Delineated on the map of the District, these garages are categorized as Contributing or Noncontributing resources based on their date of construction and/or level of integrity.

The attached inventory provides a complete listing of all resources, regardless of age or condition, within the District's boundaries. Each property's address is noted, as well as its estimated date of construction, its Contributing or Noncontributing status, and its property type and subtype classification. The latter category corresponds to the Associated Property Types discussed in Section F of the Multiple Property Submission.

Asterisks (*) denote historic resources classified as Noncontributing because of compromised historic integrity. Reclassification to Contributing status may be considered for these

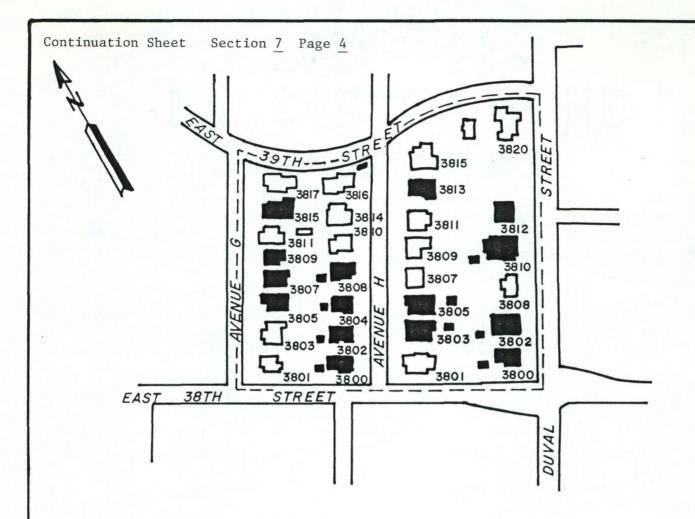
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resources if alterations are reversed. Any rehabilitation or restoration work should be completed in compliance with the U.S. Secretary of the Interior Standards for Rehabilitation, copies of which are available from the Texas Historical Commission.

INVENTORY OF PROPERTIES - SHADOW LAWN HISTORIC DISTRICT

Street Numb	er & Name	Date	*Category	Property Type:Subtype
3801	AVENUE G	c.1950	NC	Residential:Other
3803	AVENUE G	c.1950	NC	Residential:Other
3805	AVENUE G	c.1935	С	Residential: Tudor Rev.
3807	AVENUE G	c.1935	С	Residential:Other
3809	AVENUE G	c.1935	C	Residential:Other
3811	AVENUE G	c.1950	NC	Residential:Other
3815	AVENUE G	c.1935	C	Residential: Tudor Rev.
3817	AVENUE G	c.1940	*NC	Residential:Other
3800	AVENUE H	c.1935	C	Residential: Tudor Rev.
3801	AVENUE H	c.1955	NC	Residential:Other
3802	AVENUE H	c.1935	C	Residential: Tudor Rev.
3803	AVENUE H	c.1925	C	Residential:Bungalow
3804	AVENUE H	c.1935	C	Residential: Tudor Rev.
3805	AVENUE H	c.1925	С	Residential:Bungalow
3807	AVENUE H	c.1950	NC	Residential:Other
3808	AVENUE H	c.1935	С	Residential: Tudor Rev.
3809	AVENUE H	c.1950	NC	Residential:Other
3810	AVENUE H	c.1950	NC	Residential:Other
3811	AVENUE H	c.1950	NC	Residential:Other
3813	AVENUE H	c.1940	C	Residential:Other
3814 OR 12	AVENUE H	c.1965	NC	Residential:Other
3815	AVENUE H	c.1950	NC	Residential:Other
3816	AVENUE H	c.1950	NC	Residential:Other
3800	DUVAL	c.1930	C	Residential: Tudor Rev.
3802	DUVAL	c.1930	C	Residential: Tudor Rev.
3808	DUVAL	c.1955	NC	Residential:Other
3810	DUVAL	c.1929	C	Residential: Bungalow
3812	DUVAL	c.1940	C	Residential: Tudor Rev.
3820	DUVAL	c.1955	NC	Residential:Other



SHADOW LAWN HISTORIC DISTRICT

HARDY-HECK-MOORE, PRESERVATION CONSULTANTS, AUSTIN TEXAS JULY, 1988

MAP KEY

CONTRIBUTING RESOURCES

NON-CONTRIBUTING RESOURCES

--- DISTRICT BOUNDARY



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The Shadow Lawn Historic District encompasses a small grouping of houses along the 3800 blocks of Avenue G, Avenue H and Duval Street built during the 1920s and 1930s. The District is comprised of Blocks 36 and 37 of the original Hyde Park Addition and additional land replatted by Monroe M. Shipe in the early 20th The District includes a high concentration of houses with Tudor Revival detailing proposed for nomination under Criterion C. A few Contributing resources feature Bungalow detailing, while several modern Noncontributing properties from the 1940s and 1950s round out the neighborhood fabric. Generally found in the northern section, these properties have a minimal impact on the District's overall historic character as they feature setbacks and materials which are compatible with historic buildings constructed in the District before 1941. Of the 41 resources in Shadow Lawn, 25 are classified as Contributing to the historic character of the District.

The history of Shadow Lawn is closely linked to the development of Hyde Park. A 1910 map of Austin designates land adjacent to the Hyde Park Addition on the south as the Tinsley Tract. The tract was subsequently developed as the Shadow Lawn Addition by Monroe M. Shipe. Although a plat for the new Addition was not filed until 1922, the area was known as Shadow Lawn by 1917. Austin, Texas: City of the Violet Crown, a promotional booklet published that year, features a photograph of the 3900 block of Avenue G designated as "Shadow Lawn." The photograph reveals undeveloped lots lined with uniformly placed street trees and was likely published as to help market the new devleopment.

The principal developer of Hyde Park, Shipe acquired the Tinsley Tract (roughly including the 3800 blocks of Avenues F, G and H, and the west side of Duval Street) with an eye to developing the area surrounding his own home. Making an agreement with property owners in Blocks 36 and 37 of the original Hyde Park Addition, he resubdivided the tract as the Shadow Lawn Addition, filing the plat at the Office of the Travis County Clerk on January 23, 1922.

The portion of Shadow Lawn within the nominated Historic District was not intensively developed until the late 1920s. Maps published in 1921 by the Sanborn Map Co. show the area within the District to be completely unimproved. City directories do not include a listing for any address in the District until 1929. The first residence in the District was built at 3810 Duval, on a street that became a major artery as Austin grew northward in the 1920s.

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The most intense development occurred in the District during the 1930s. The 1935 Sanborn map shows the building footprints of nine dwellings, including four on Avenue G, three on Avenue H and two on Duval Street. City directories reveal that most of these houses were owner-occupied by professionals from the public and private sectors. Perhaps as a symbol of their economic stability in an age of uncertain times, they chose brick-veneer exteriors to contrast the wood cladding of most residences in surrounding areas.

The pace of development was fairly slow and several empty lots remained in the District in 1941, the eve of America's involvement in World War II. With the resumption of residential construction at the war's conclusion, several new houses were built in the area during the late 1940s and early 1950s. Since that time, few changes have occurred within the District's confines. Most houses stand virtually unaltered and are still occupied by their owners.

Shadow Lawn's significance stems from the architecture of its houses. The District features a number of dwellings with modest Tudor Revival detailing characteristic of historicist "cottage" bungalows built in the 1930s. The dominance of this architectural form is an important feature that distinguishes the District from nearby housing clusters. No other area in the northern suburbs of Austin contains as high a concentration of Tudor Revival dwellings. Unlike the bungalows in the nearby Hyde Park Historic District, these houses utilized more expensive masonry veneer rather than cheaper wood siding.

Although the Tudor Revival style exerted the greatest influence on Shadow Lawn's architectural character, three examples of Bungalow architecture are found within the District. The house at 3810 Duval is particularly noteworthy because of its broad frieze and fine craftsmanship.

Restoration activities have been limited because the area has maintained its historic integrity to a remarkable degree. The houses, in general, are well maintained and in good condition.

REPRESENTATIVE PROPERTIES IN THE SHADOW LAWN HISTORIC DISTRICT

The following dicussions detail the historical and architectural associations of resources representative of the patterns of development in the Shadow Lawn Historic District.

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FOLTS HOUSE - 3809 AVENUE G

William Hardeman Folts was born on August 30, 1869, near Prairie Lee in Caldwell County, Texas. Upon his mother's death shortly after his birth, William and his two sisters were sent by their father, Confederate General William P. Hardeman, to live in Galveston with their aunt, Mrs. T.W. Folts. Mrs. Folts adopted the children, giving William the Folts name (Austin History Center. AFBiography-William Hardeman Folts; Skaggs, ed., n.d.:70). William was educated in Austin's public schools and graduated in 1888 from Eastman Business College in Poughkeepsie, New York. He returned to Austin to work for a real estate firm and the First National Bank before joining the newly-formed Austin National Bank as head bookkeeper in 1890 (Skaggs, ed., n.d.:70). Folts devoted the next 63 years to the Austin National Bank, succeeding as the Bank's president in August 1923 and directing the Bank's move to 513 Congress Avenue in 1929. About 1937 he moved from the Driskill Hotel, of which he was a company director, to a 2-story brick house with Bungalow detailing at 3809 Avenue G (Austin City Directories, 1935-1952; Skaggs, ed., On June 14, 1940, approximately 200 senior banking officials from Texas and nearby states gathered to recognize Folts' contributions as a regent of the University of Texas, treasurer of the City of Austin, director of the Austin Transit Company, chairman of State Eleemosynary Institutions, and director of the Executive Council of the American Bankers' Association, and his 50 years of service to the Austin National Bank (Austin Daily Tribune, June 14, 1940; Skaggs, ed., n.d.:70). After his retirement, he continued to play an important role in guiding the Bank as honorary Chairman of the Board. His maintained 3809 Avenue G as his residence from 1937 until his death on May 8, 1953 (Austin History Center. AF-Biography-William Hardeman Folts).

JOSEPH E. PROCTOR HOUSE - 3810 DUVAL

A prominent Austin businessman and resident of Hyde Park for almost 20 years, Joseph E. Proctor came to Austin from Houston in 1919 as a member of the Industrial Accident Board. He served in that capacity during the 1920s and then became president of Bustin-McCutcheon Motors, Inc., distributors of Graham-Page and Moon Automobiles. In 1926, builder Frank Rundell agreed to construct a 1-story Bungalow for Proctor at 3810 Duval based on a design by architect Roy L. Thomas (Travis County. Mechanics Lien 391:141). Four years later, Proctor decided to become re-involved in the insurance business, opening a compensation claims service which provided

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investigations and adjustments for insurance companies. He continued to own that business until his death on March 18, 1947, by which time he had also been active in the Austin Chamber of Commerce; in the carpenters' union; Woodmen of the World, for which he held both state and national positions; and the Texas Independent Adjusters' Association, which elected him president after World War II (Austin American, March 19, 1947; Austin City Directories 1929-1952).

*USDI/NPS NRHP Registration Form Shadow Lawn Historic District Page4 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: 8 acres UTM References: Zone Easting Northing Zone Easting Northing A 14 622080 3352640 B 14 622260 3352520 C 14 622000 3352460 D 14 622160 3352360 Verbal Boundary Description: X See continuation sheet. Boundary Justification: X See continuation sheet. _______ 11. Form Prepared By ______ Name/Title: Martha Doty Freeman - Historian Organization: RioGroup Architects and Planners Date: July 1988

Name/Title: David Moore - Historian Organization: Hardy-Heck-Moore

Street & Number: 1711 S. Congress Avenue

Street & Number: 2112 Rio Grande

City or Town: Austin

City or Town: Austin

Date: July 1988
Telephone: 512/478-8014
State: TX Zip: 78705

Telephone: 512/440-8751 State: TX Zip: 78704

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VERBAL BOUNDARY DESCRIPTION - Beginning at the northeast corner of West 38th Street and Avenue G (said point being same as the southwest corner of lot 37, Shadow Lawn Addition), thence in an easterly direction along the north side of West 38th Street until reaching the northwest corner of West 38th Street and Duval Street (said point being the same as the southeast corner of lot 57, Shadow Lawn Addition). Thence in a northerly direction along the west side of Duval Street until reaching the northeast corner of Duval and West 39th Street (said point being the same as the northeast corner of lot 62, Shadow Lawn Addition). Thence in a westerly direction along the south side of West 39th Street until reaching the southeast corner of West 39th Street and Avenue G (said point being the same as the northwest corner of lot 33, Shadow Lawn Addition). Thence in a southerly direction along the east side of Avenue G until reaching the northeast corner of Avenue G and West 38th Street, the point of beginning.

JUSTIFICATION OF BOUNDARIES - The Shadow Lawn Historic District occupies the southeast section of Hyde Park. Territory to the south and east is characterized by concentrations of contemporaneous structures that lack direct historical associations with Hyde Park. Property to the north (3900 blocks of Avenues G and H and Duval Street) includes houses and condominiums that possess little architectural and historical significance and were built, almost without exception, since 1941. A similar situation exists to the west of the District where new development has compromised historic and architectural integrity.

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

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

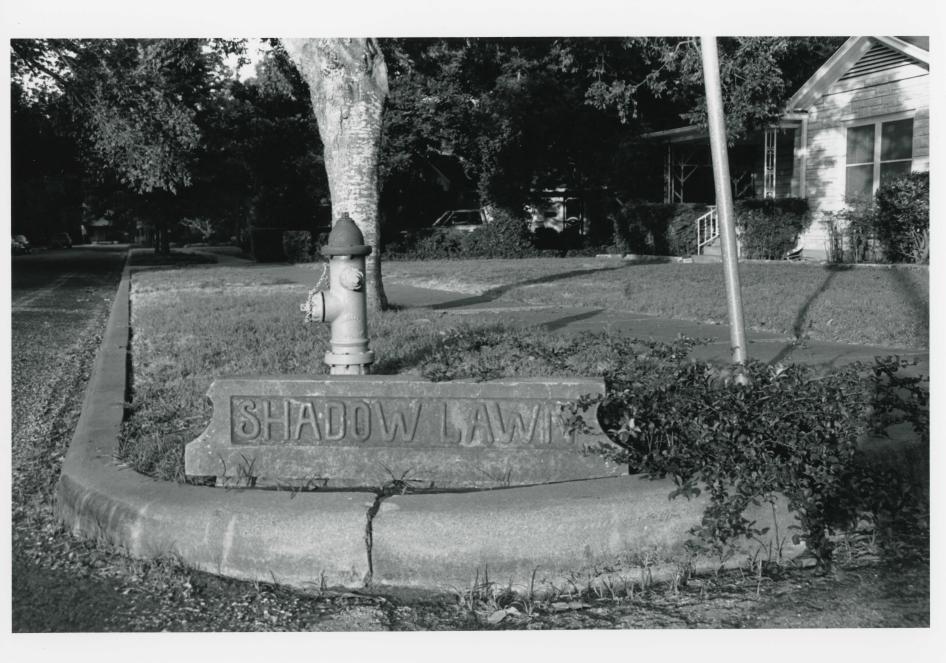
NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

PROPERTY Shadow Lawn Historic District NAME:
MULTIPLE Hyde Park MPS NAME:
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: 90001192
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 VACCEPT RETURN REJECT S/16/84 DATE **Entered in the Hational Register ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA____ REVIEWER_ DISCIPLINE_ DATE____

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

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Specific dates Builder/Archi Statement of Significance (in one paragraph)	
summary paragraphcompletenessclarityapplicable criteriajustification of areas checkedrelating significance to the resourcecontextrelationship of integrity to significancejustification of exceptionother	PEL	POR M LEAR
BIBLIOGRAPHY		
GEOGRAPHICAL DATA		
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ACCOMPANYING DOCUMENTATION/PRESENTATION		
sketch mapsUSGS mapsphotograp	hspresent	ation
OTHER COMMENTS		Tropped to Market
Questions concerning this nomination may be	directed to	VIEws
Pl	hone	SCIPLINE
Signed NAME	num Date (<u>nadia</u>	MENTATION TO



SHADOW LAWN MARKER

39TH ST. @ DVE. H

AUSTIN, TRAVIS CO., TEXAS

JIM STEELY

JUNE 1990

NEGATIVE ON FILE WITH TEXAS HISTORIKAL COMMISSION

CAMERA FACING WEST



29HADOW LAWN HISTORIC DISTRICT

3800 BLK. AVE. H.
AUSTIN, TRAVIS CO., TEXAS

JIM STEELY

LUNE 1990

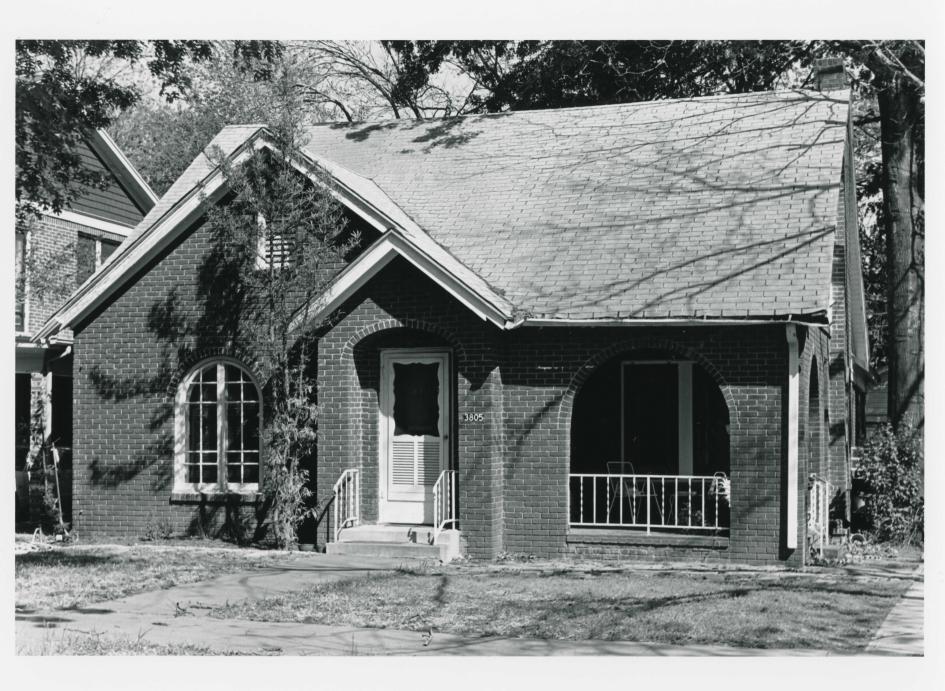
NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION

CAMERA FACING NORTH



3 SHADOW LAWN HISTORIC DISTRICT

JUNE 1990
NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION CAMERA FACING WEST



SHADOW LAWN HISTORIC DISTRICT

AUSTIN, TRAVIS CO., TEXAS

PANIEL HARDY

MARCH 1987

NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION

CAMERA FACING WEST



SHADOW LAWN HISTORIC DISTRICT
FOLTS HOUSE.
3809 AVE G.
AUSTIN, TRAVIS CO., TEXAS
DANIEL HARDY
MARCH 1987
NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION
CAMERA FACING EAST

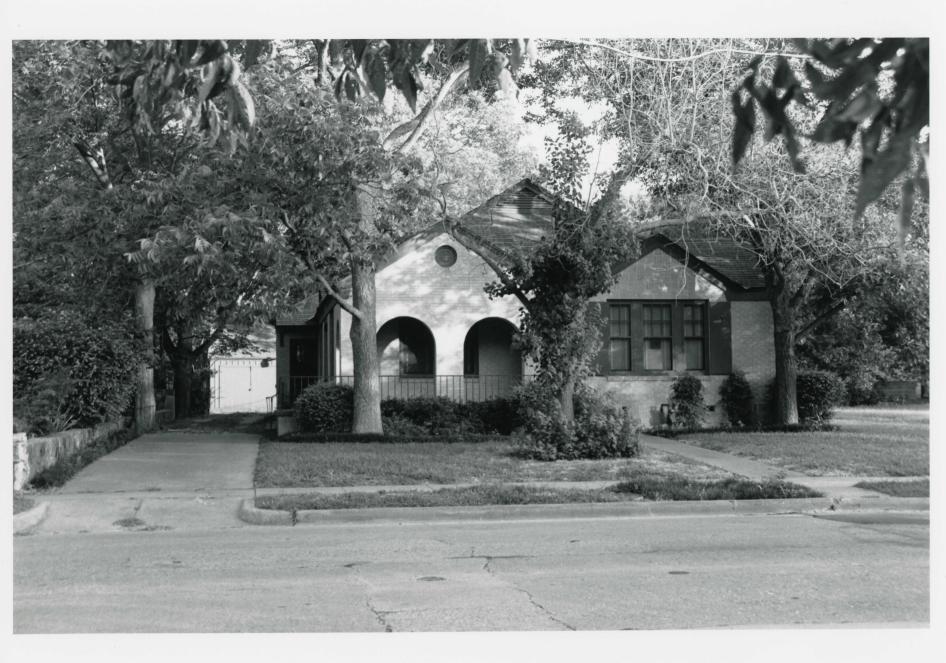


SHADOW LAWN HISTORIC DISTRICT

3802 DUVAL ST.
AUSTIN, TRAMS CO., TEXAS
DANIEL HARDY
MARCH 1987
NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION
CAMERA FACING NORTH



SHADOW LAWN HISTORIC DISTRICT
PROCTOR HOUSE
3810 DUVAL ST.
AUSTIN, TRAMS CO., TEXAS
DANIEL HARDY
MARCH 1987
NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION
CAMERA FACING NORTH



45HADOW LAWN HISTORIC DISTRICT

3812 DUVAL ST.
AUSTIN, TRAVIS CO., TEXAS
LIM STEELY
LUNE 1990
NEGATIVE ON FILE WITH TEXAS HISTORICAL COMMISSION
CAMERA FACING WEST

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

Multiple Property Cover Sheet Reference Number: 64500640