

(Oct. 1990)

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

**1. NAME OF PROPERTY:**

**HISTORIC NAME:** West Line Historic District

**OTHER NAME/SITE NUMBER:** Raymond Heights, Raymond Plateau, Shelley Heights

**2. LOCATION**

**STREET & NUMBER:** Roughly bounded by Baylor Street, W. Fifth and Sixth Streets, MoPac Expressway (Loop 1), and W. Twelfth and Thirteenth Streets

**CITY OR TOWN:** Austin

**VICINITY:** N/A

**NOT FOR PUBLICATION:** N/A

**STATE:** Texas

**CODE:** TX

**COUNTY:** Travis

**CODE:** 453

**ZIP CODE:** 78703

**3. STATE/FEDERAL AGENCY CERTIFICATION**

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant (   nationally) (   statewide) (  x   locally). (   See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State Historic Preservation Officer, 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 for additional comments.)

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

\_\_\_\_\_  
Date

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

**4. NATIONAL PARK SERVICE CERTIFICATION**

I hereby certify that this property is:

Signature of the Keeper

Date of Action

\_\_\_\_ entered in the National Register

\_\_\_\_ See continuation sheet.

\_\_\_\_ determined eligible for the National Register

\_\_\_\_ See continuation sheet

\_\_\_\_ determined not eligible for the National Register

\_\_\_\_ removed from the National Register

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

## 5. CLASSIFICATION

**OWNERSHIP OF PROPERTY:** Private, Public

**CATEGORY OF PROPERTY:** Historic District

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>	
	624	340	<b>BUILDINGS</b>
	2	0	<b>SITES</b>
	9	6	<b>STRUCTURES</b>
	3	0	<b>OBJECTS</b>
	638	346	<b>TOTAL</b>

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 8

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

## 6. FUNCTION OR USE

### **HISTORIC FUNCTIONS:**

Domestic: single dwelling, multiple dwelling, secondary structure

Commercial: specialty store, department store, restaurant

Educational: school

Government: fire station

### **CURRENT FUNCTIONS:**

Domestic: single dwelling, multiple dwelling, secondary structure

Commercial: specialty store, department store, restaurant, business

Educational: school

Government: fire station

## 7. DESCRIPTION

### **ARCHITECTURAL CLASSIFICATION:**

LATE VICTORIAN: Queen Anne, Folk Victorian, Italianate

LATE 19TH AND 20TH CENTURY REVIVALS: Romanesque, Colonial Revival; Classical Revival; Italian Renaissance Revival; Tudor Revival ; Mission/Spanish Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman

MODERN MOVEMENT: Moderne, International Style, Ranch Style

NO STYLE

OTHER: 1-part commercial block; 2-part commercial block, Minimal Traditional

**MATERIALS:** **FOUNDATION** BRICK, WOOD, STONE, CONCRETE  
**WALLS** WOOD, STONE, BRICK, STUCCO, METAL

<b>ROOF</b>	<b>WOOD, ASPHALT, METAL, CLAY TILE</b>
<b>OTHER</b>	

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-50).

## 8. STATEMENT OF SIGNIFICANCE

### APPLICABLE NATIONAL REGISTER CRITERIA

- ☒ **A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- ☐ **B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- ☒ **C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- ☐ **D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Community Planning and Development; Architecture

**PERIOD OF SIGNIFICANCE:** c.1865-1955

**SIGNIFICANT DATES:** 1871

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Cook, Abner; Giesecke and Harris; Thomas, Roy, Larmour, Jacob

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-51 through 8-78).

## 9. MAJOR BIBLIOGRAPHIC REFERENCES

**BIBLIOGRAPHY** (see continuation sheet 9-79 through 9-84).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- ☐ 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:**

- ☒ State historic preservation office (*Texas Historical Commission*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other -- Specify Repository: Austin History Center, Austin Public Library

**10. GEOGRAPHICAL DATA**

**ACREAGE OF PROPERTY:** Approximately 236 acres

UTM REFERENCES	Zone 14	
	Easting	Northing
1.	618718	3350656
2.	619571	3350586
3.	619881	3350398
4.	619967	3349997
5.	619733	3349459
6.	618941	3349784
7.	618545	3350185

**VERBAL BOUNDARY DESCRIPTION** (see continuation sheet 10-85 and 10-86).

**BOUNDARY JUSTIFICATION** (see continuation sheet 10-86 and 10-87).

**11. FORM PREPARED BY**

**NAME/TITLE:** Terri Myers and A. Elizabeth Butman

**ORGANIZATION:** Preservation Central, Inc.

**DATE:** March 7, 2005

**STREET & NUMBER:** 823 Harris Avenue

**TELEPHONE:** (512) 478-0898

**CITY OR TOWN:** Austin      **STATE:** TX

**ZIP CODE:** 78705

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

**MAPS** (see continuation sheet Map-105 and Map-107).

**PHOTOGRAPHS** (see continuation sheet Photo-101 through Photo-104).

**ADDITIONAL ITEMS** (continuation sheets Figure-88 through Figure-100).

**PROPERTY OWNER**

**NAME:** Old West Austin Neighborhood Association, Att: Linda MacNeilage

**STREET & NUMBER:** 606 Harthan

**TELEPHONE:** (512) 478-7069

**CITY OR TOWN:** Austin      **STATE:** TX

**ZIP CODE:** 78703

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# **National Register of Historic Places**

## **Continuation Sheet**

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West Line Historic District  
Austin, Travis County, Texas

The Old West Line Historic District encompasses an approximately 90-block tract of land in central Austin, Texas. Sited atop a bluff rising from the west bank of Shoal Creek, the largely residential neighborhood lies several blocks north of Town Lake, a dammed portion of the Colorado River. The discontinuous district consists of two distinct parcels related by similar development patterns and geographic proximity along W. Sixth Street. The eastern parcel is roughly bounded by W. Fifth and Sixth Streets on the south, West Lynn on the west, W. Thirteenth and Waterston Streets on the north, and Baylor Street on the east, and the western parcel is roughly bounded by W. Sixth Street on the south, Mo-Pac Expressway (Loop 1) on the west, W. Tenth Street on the north, and Patterson and Augusta Streets on the east. The district is comprised of more than twenty-five subdivisions platted between 1871 and 1948, out of the George W. Spear League and Division Z of the government outlots west of the original city center. Early settlement in the area consisted of expansive estates, later subdivided in response to the city's burgeoning population. The W. Sixth Street streetcar line, commonly referred to as the West Line, extended into the district from downtown and facilitated the development of suburban tracts. Due to the piecemeal development and hilly topography of the area, the streets form an irregular rectilinear grid. A number of notable nineteenth-century residences and institutional buildings exist throughout the district, but the preponderance of resources consist of Craftsman and Classical Revival-influenced bungalows built during the height of the area's development from the 1910s-30s. In keeping with the original developers' intentions, the historic district maintains strong residential characteristics. Of the 984 resources in the district, the vast majority is domestic (932, including multi-family and domestic auxiliary buildings); commercial (29) and institutional properties (7) are small in scale and primarily serve the surrounding neighborhood. Also noted are twelve (12) landscape features, including the West Austin Park, Treaty Oak, and numerous stone or concrete fences and retaining walls, which add to the distinctive character of the neighborhood. Of the 828 historic-period properties, 638 are classified as Contributing to the historic district and retain a moderate to high level of integrity of design, workmanship, materials, location, setting, feeling, and association from the period of significance, c.1865-1955. Contributing resources include seven (7) houses and one (1) structure, a moonlight tower, already listed in the National Register of Historic Places. Seventy-nine (79) other resources, by virtue of their outstanding architectural merit or historical significance, would be good candidates for individual listing. Overall, the West Line Historic District retains a high degree of integrity, clearly evident in its cohesive streetscapes.

### **Geographical Setting**

Founded in 1839 as the capital of the Republic of Texas, Austin presently serves as the state capital and seat of Travis County. Located roughly 80 miles north of San Antonio and 160 miles northeast of Houston, Austin is at the eastern edge of the Edwards Plateau, a geographic region known throughout the state as the Texas Hill Country. The city's surroundings are defined by rolling hills, punctuated by creeks and springs and sparsely forested with live oak, mesquite, and juniper trees. The original townsite was platted as a grid of fourteen by fourteen blocks fronting the north bank of the Colorado River, on a relatively level plateau between Shoal Creek to the west and Waller Creek to the east. Land immediately surrounding the city was divided into outlots in anticipation of future growth.

The West Line Historic District is comprised of government outlots in Division Z, an area to the west of the original city plat, and a portion of the George W. Spear League, a Mexican land grant. The majority of land in the district was acquired by James H. Raymond, the last treasurer for the Republic and first treasurer for the State of Texas, who played a crucial role in the early development of the area. The district occupies the southern portion of a hilly plateau that rises from the western bank of Shoal Creek, overlooking downtown Austin. No major creeks traverse the area, but arroyos and a drainage known as the Pressler Branch channel runoff towards the Colorado. Bird's-eye view maps of Austin from the late nineteenth century depict the plateau as densely wooded. Two formidable trees remain from this era. Treaty Oak, formerly known as Raymond's Oak, was once part of a grove of live oak trees near the southeast corner of

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Raymond's property. The second, also a massive live oak, extends slightly into the right-of-way of what is now the 1200 block of W. Ninth Street. These and other mature landscaping elements contribute significantly to the historic feeling of the district.

The overall geography of the district consists of twenty-eight subdivisions, ranging in size from a single block-face to several blocks comprising over thirty acres. Arrayed along the spine of the W. Sixth Street streetcar line, the subdivisions extend to the north along the arteries of Blanco Street and West Lynn and are separated by primary east-west streets, W. Ninth, W. Tenth, and W. Twelfth. North of the district are two distinct neighborhoods – Clarksville, a freedman's colony founded in the 1870s, and Enfield, an automobile suburb developed beginning in the 1910s. The western edge of development was provided by the International & Great Northern Railway line, presently paralleled by the Mo-Pac Expressway (Loop 1). Between West Lynn and the I & GN line, a 26-acre tract of land on W. Sixth Street was never subdivided for residential development. Formerly the grounds of the Texas Confederate Home for Men, this tract is now occupied by University of Texas student housing. The site retains a sense of separateness from the surrounding neighborhoods, emphasized by a considerable setback from W. Sixth Street, meandering ravines along the east and west edges, and dense foliage around its periphery.

### **Development and Building Patterns**

From the earliest estates of the 1850s to the last subdivision platted in 1948, the West Line Historic District represents a century of continuous suburban building and development patterns. The predominantly residential district retains a number of houses that represent the earliest historic period settlement of the area during the 1850s-70s, interspersed within the dense fabric of late nineteenth and early twentieth-century streetcar suburbs. Commercial development within the district is concentrated along W. Sixth Street, a major arterial and the historic location of the streetcar line, and West Lynn, an early north-south street within the neighborhood. Institutional properties range from the nineteenth-century, castellated Texas Military Institute, whose isolated grounds were at the eastern edge of the district, to the 1916 Mathews School, built amid early twentieth-century bungalows on the west side of the district. Varied street patterns and the immense diversity of the resources within the historic district convey a richly layered sense of the history of West Austin.

Rising from the crest of Castle Hill, the Texas Military Institute is one of the defining visual landmarks of the district. The Institute, organized during the 1850s in Bastrop, Texas, relocated to a 32-acre parcel of land outside Austin's city limits, immediately west of Shoal Creek. Constructed in 1870, the former educational building of the Military Institute is a castellated brick structure accented by a three-story tower. Though plans called for a square building with a tower at each corner, only one of the two completed towers is extant. The resultant asymmetry lends the edifice a picturesque quality, and its siting atop the ridge overlooking Shoal Creek makes it visible from much of the surrounding area. The other remaining building from the Military Institute is a one-story stone mess hall, now used as an office, located at 1105 W. Twelfth Street near the main TMI building.

Other nineteenth-century resources in the West Line Historic District include Italianate and Classical Revival mansions representing the vestiges of large estates. Subsequent development signaled a shift in land-use patterns, and relatively few barns and other associated outbuildings are extant. Though later subdivisions significantly altered the siting of these resources, the boundaries of earlier parcels of land remain evident through the present pattern of streets and property lines.

Between 1871 and 1948, land within the West Line Historic District was divided into city lots in over twenty-five subdivisions (Table 7.1). Initial development initiatives sought to establish a prestigious neighborhood in West Austin. Subdivisions platted on land adjoining Shoal Creek were built out gradually and thus possess a wide range of resources, though the areas are unified by the substantial scale and grandeur of many of the earlier houses. Development in the district peaked between 1910 and 1930, when nearly twenty subdivisions and resubdivisions were platted, encompassing

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**Table 7.1. Subdivisions in the West Line Historic District, 1871-1948**

Date	Subdivision	Subdivider/Owner	Notes
1871	Raymond Plateau	James H. and Margaret J. Raymond	Filed in 1885
1879	James Addition	John Garland James	Filed in 1883
1889	Lauve Subdivision	Mrs. Marie Amelia Lauve	
1895	Silliman Subdivision	C. H. Silliman	Resubdivision of the James Addition
1898	Raymond Subdivision	Margaret S. Raymond	
1901	Booth Subdivision	Mrs. Cardelia C. Booth	
1909	Lewis Hancock Subdivision	Lewis Hancock	
1910	Ledbetter & Greathouse Subdivision	C. P. Ledbetter and J. H. Greathouse	Resubdivision of a portion of the Raymond Subdivision
1910	Taylor-Smith Subdivision	Frank Taylor and F. H. Smith	
1910	Westridge	Stacy-Robbins Company, William Stacy, President	Resubdivision of a portion of the Lauve Subdivision
1911	R. Niles Graham Addition 1	R. Niles Graham, Margaret Graham Crusemann, et. al.	
1911	Wendlandt's Subdivision	Carl Wendlandt	
1911	West End Heights	C. P. Ledbetter and J. H. Greathouse	Replatted in 1914
1912	Washington Heights	C. P. Ledbetter and J. H. Greathouse	
1913	E. T. Deats Subdivision	E. T. Deats	Resubdivision of a portion of West End Heights
1913	Maddox Subdivision	John W. and Mary D. Maddox	
1913	Terrace Park	F. H. Smith	
1914	Eck's Heights	Leonard Eck	
1914	Woodland	R. G. Mueller and Herman Pressler	
1916	R. Niles Graham Addition 2	J. M. Pease, R. Niles Graham, and Margaret Graham Cushman	
1916	Smoot Subdivision	L. K. Smoot	
1925	A. W. Johns Subdivision	A. W. Johns	
1925	Starkey Addition	W. B. Starkey	
1926	Castle Court	Robert Thompson	
1927	Theresa Martin Addition	Theresa Martin Estate	
1936	Shelley Heights	Lula A. Shelley	
1937	Shelley Heights No. 2	Lula A. Shelley	
1939	Winn Subdivision	Mrs. T. Martin	Resubdivision of a portion of the Theresa Martin Addition
1948	Park View	Walter S. Benson, Jr., Florence D. Benson, and Winifred Benson Heard	



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the majority of land within the district. The primary impetus for development was the area's proximity to the streetcar line along W. Sixth Street. The line terminated at West Lynn until 1912, at which time it was extended past the International & Great Northern Railway line to the Lake Austin dam; subdivisions between the Confederate Home and the I & GN tracks, along streets such as Augusta, Patterson, and Theresa, were platted in anticipation of and following the arrival of the streetcar line. Construction accelerated through the 1920s, and the subdivisions from this era were filled with affordable bungalows pitched to the middle and working classes. Many parcels were subdivided by heirs seeking to sell inherited land, and the last subdivisions in the district were holdovers of large estates.

The perceived elevation of the area above the city and surrounding countryside was referenced in a number of subdivision names, such as Raymond Plateau, West End Heights, and Shelley Heights, in an effort to entice prospective residents (Figure 3). Topography and natural features subtly shaped development patterns, particularly along the bluff near Shoal Creek and the ravine at the western edge of the Confederate Home. Elsewhere, the apparent simplicity of the rectilinear street grid belies the rolling terrain.

The resultant urban fabric is marked by inconsistency in the overall street patterns. Primary streets in the district demarcate the edges of outlots in Division Z. Three east-west streets – W. Sixth, W. Ninth, and W. Twelfth Streets – connect the area to downtown, and their locations indicate the boundaries between four rows of outlots. Extending north from W. Sixth Street, Blanco Street likewise marks a former boundary between outlots, while West Lynn separated the outlots from land in the George W. Spear League. As the area was subdivided, cross streets were directed off these arteries, though their spacing and orientation changes from one area to the next. Since the district developed in individual parcels rather than through a comprehensive initiative, no single organizational strategy guided the development. Variations in the size and shape of adjacent estates generally were generally not conducive to the continuation of streets from neighboring subdivisions, with the result that many streets jog at the juncture between properties. Lot sizes, orientations, and setbacks also vary between, and often within, subdivisions; nevertheless, consistency along individual streets engenders cohesive, unified streetscapes.

The earliest subdivisions in Division Z occupied land along Shoal Creek, in relatively close proximity to the city proper. The first subdivision west of the creek occurred at a particularly early date. Platted by James and Margaret Raymond around 1871, Raymond Plateau encompassed a sizable tract of land extending from W. Sixth Street south to the Colorado River, between a ravine and Shoal Creek (Figure 1). Block configurations and lot sizes varied considerably throughout the plat, ranging from ¼- to one-acre lots. To the west, the Duval Subdivision, platted in 1884, contained long, narrow lots addressing W. Fifth, Sixth, and Walsh streets. Both subdivisions have been extensively redeveloped in subsequent years, with the most notable change to the street patterns occurring in the extension of W. Fifth Street through a number of blocks and across Shoal Creek. Along W. Fifth and Sixth streets, the pattern of residential lots has been eroded by more recent commercial development on larger parcels of land. As a result of the cumulative changes to the area, only a small portion of the Raymond Plateau Subdivision has been included in the district. Consisting of the first block of Baylor Street, the included area contains four houses dating to the late nineteenth and early twentieth century, the Treaty Oak, and a former Coca-Cola bottling plant (Figure 12).

Following the closure of the Texas Military Institute in 1879, president John Garland James subdivided the school's 32-acre site as the James Addition, though it appears that none of the lots sold. C. H. Silliman purchased the entire tract and resubdivided it with a similar plan in 1895. Located south of W. Twelfth Street, between Blanco Street and Shoal Creek, the subdivision introduced a street grid that responded to the site's varied terrain. On the southern boundary, W. Ninth Street traverses the ridge of Castle Hill, named for the Texas Military Institute building. A later bridge across the creek connected the street to downtown Austin. Two additional streets, W. Tenth and Eleventh, extend east from Blanco to the edge of the bluff, which descends sharply towards the creek. Along the low-lying strip of land between the bluff and Shoal Creek, the primary streets, Baylor and Ruiz, now Lamar Blvd., run north and south. Lot orientations diverge from both plats but more closely follow the James Addition, with lots facing the north-south streets

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and secondarily addressing the east-west streets. The Silliman Subdivision contains a number of distinctive stone L-plan and modified L-plan houses. Mainly concentrated along W. Tenth Street, these homes represent a sustained construction effort by builder Nick Dawson prior to the turn of the century. Other resources in the area include numerous L-plan and modified L-plan houses, and some center-passage and pyramidal-roofed dwellings. Built primarily between 1895 and 1910, many of these houses exhibit Queen Anne and Classical Revival stylistic influences. Bungalows, concentrated along Baylor and Blanco, filled out the subdivision in the 1910s-20s.

Directly to the south, James Raymond retained a tract of land along W. Sixth Street as his homestead. Following his death in 1897, his widow Margaret subdivided the majority of the parcel as the Raymond Subdivision. The streets follow a similar pattern to those in the Silliman Subdivision. Baylor and Ruiz continue from Ninth to Sixth Street, with a break along Baylor due to the precipitous topography, and, steeply sloped, W. Seventh connects Blanco and Baylor streets. As with the Silliman Subdivision, lots primarily face the major streets. With homes representing an extended period of development, the Raymond Subdivision has a wide diversity of resources, many comparable in style and type to contemporaneous resources in the Silliman Subdivision (Photo 2).

In 1889, shortly after the Confederate Home for Men opened, Mrs. Marie Amelia Lauve platted the Lauve Subdivision on a plot of adjacent land to the east, along West Lynn. Though it originally consisted of three numbered streets extending west from West Lynn, the northern portion was resubdivided in 1910 as Westridge, which introduced additional north-south and east-west streets, Robertson and Confederate, respectively. The majority of lots in the addition face the east-west streets, arrayed between W. Eighth and W. 9 ½ Street. Despite the early dates of the subdivision plats, most of the extant resources in the area are bungalows built during the 1920s and 1930s.

Fifteen new subdivisions and resubdivisions within the West Line Historic District were platted between 1909 and 1916. Four others followed during the mid-1920s. These additions comprise the majority of land within the historic district and contain a high percentage of bungalows built during the peak period of construction. The subdivisions are concentrated in four areas with distinct development patterns: south of W. Sixth Street, between Ninth and Tenth Streets, north of W. Sixth Street between Blanco and West Lynn, and north of W. Sixth Street between the Confederate Home and the I & GN Railway line.

Between W. Fifth and Sixth Streets and west of the Duval Subdivision are three subdivisions platted between 1911 and 1916 – R. Niles Graham Addition No. 1 and 2, and Woodland – each with lots lining W. Sixth Street. Both the R. Niles Graham Addition No. 1 and Woodland introduced a series of cross streets between Fifth and Sixth with lots facing onto these streets, while the R. Niles Graham Addition No. 2 features deeper lots facing W. Fifth Street. Despite subsequent redevelopment affecting both Graham additions, the area as a whole remains a largely intact sector of bungalow development.

Some of the earliest subdivisions from this era of development, including the 1909 Lewis Hancock Subdivision and the 1911 Wendlandt's Subdivision, are arrayed along W. Ninth and Tenth Streets between Blanco and West Lynn. Though the first in this area was the Booth Subdivision, platted in 1901, its lot lines were abandoned as the area developed in subsequent years. As a whole, the area is characterized by deep lots facing the periphery streets. The Hancock Subdivision, however, introduced a network of cross streets with shallower lots facing north or south, likely in an effort to address the nineteenth-century Hopkins House located in that tract of land.

Directly to the south between W. Sixth and Ninth Streets are a series of long, narrow subdivisions, such as the Taylor-Smith Subdivision, the Smoot Subdivision, and Terrace Park, that correspond to land divisions created by earlier estates. In 1871, James Raymond had divided holdings west of his estate into eight tracts, know collectively as Raymond Heights. Each parcel had a knoll with a view to the Colorado River. The houses of these estates were sited at the top of the hills and thus had considerable – and varied – setbacks from W. Sixth Street. Five two-story Italianate and Classical Revival mansions, built between 1872 and 1877, remain. Subsequent subdivision of the estates introduced lengthy north-south streets extending from W. Sixth Street to or towards W. Ninth. Within Terrace Park, subsidiary east-west streets

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connect the two north-south streets. As in the R. Niles Graham Addition No. 1 and Woodland, lots address W. Sixth Street and the subsidiary north-south streets. This pattern of development disrupted the nineteenth-century mansions' relationship to W. Sixth Street; they are now primarily accessed either from a side street or a secondary east-west street directly in front of the house. Also, with the exception of the Smoot House, which retains its street frontage at 1316 W. Sixth Street (Figure 6), construction has occurred between the houses and the street.

Similar patterns of development characterized the area north of W. Sixth Street between the Confederate Home and the I & GN Railway line. Platted as six separate subdivisions between 1911 and 1927, this area maintains the pattern of long north-south streets, running between W. Sixth and W. Tenth, and minor east-west connecting streets. However, the street layout breaks from the strict rectilinear grid of subdivisions to the east, in part due to the piecemeal development of the area, and in response to the irregular western boundary of the Confederate Home, defined by a meandering ravine. Despite these differences, the area contains lots comparable in size and orientation to those in the Raymond Heights subdivisions, and is filled with similar, though later, bungalow development (Photo 3).

One of the last and largest tracts in the district to be subdivided was the Shelley Estate, platted in two additions as Shelley Heights in 1936-37. The estate, bisected by W. Twelfth Street, was bounded by Blanco Street on the east, W. Tenth Street on the south, and West Lynn on the west and bordered to the north by Enfield, an earlier automobile suburb. Despite the late date of the Shelley subdivisions, a substantial amount of development had occurred within those boundaries prior to the mid-1930s. Individual lots along Blanco were sold as early as the 1870s, and the houses constructed on these lots addressed the street in a suburban manner, with setbacks similar to those of later development. Three streets south of W. Twelfth Street in Shelley Heights No. 2 – Shelley, Elm, and Eason – also predate the subdivision plats. Perhaps as a result of the denser spacing established by these streets versus the wide blocks of Enfield A and B to the north, the two additions that comprise Shelley Heights exhibit different street patterns. At the northern edge of the subdivision, W. Thirteenth Street provides a transition between Enfield and Shelley Heights No. 1. Streets in both additions run north and south between the major numbered streets, and lots primarily face onto these cross streets. The southern addition, Shelley Heights No. 2, has six long, narrow blocks, in contrast with the five shorter blocks of the northern addition; as a result, the majority of streets do not directly connect across W. Twelfth Street. The difference in block sizes also translates into wider, deeper lots in the northern addition. Many resources within Shelley Heights date to the late 1930s and 1940s, and the area has a high concentration of Minimal Traditional, Tudor Revival, and Colonial Revival-style houses typical of that period. Shelley Heights No. 1 also contains a number of apartment buildings from the 1940s through the 1960s.

The final subdivision within the West Line Historic District is Park View, platted in 1948 and developed primarily during the mid-1950s. Like other parcels in Raymond Heights, former mayor Joseph Nalle's estate was a long, narrow tract of land spanning the area between W. Sixth and Ninth Streets. In platting Park View, developers imposed planning idioms of the era onto the site, while still maintaining the pattern of long north-south streets established by earlier subdivisions in the vicinity. Winflo Drive winds through the subdivision between W. Sixth and W. Ninth streets, while Brownlee Circle forms a loop to the east, connected to Winflo Drive at both ends. Lots are larger than those typical of the earlier subdivisions and irregular in shape in response to the meandering streets. The curvilinear street pattern, wide lots, and abundance of Ranch and Contemporary-style houses in the subdivision make it characteristic of postwar suburban development.

## *Commercial, Institutional, and Recreational Development*

Commercial development in the West Line Historic District historically occurred along two arteries: W. Sixth Street and West Lynn. The presence of the streetcar line on W. Sixth Street generated a favorable environment for businesses, particularly in the blocks nearest downtown. In the 1100 block, between Baylor and Blanco streets, a series of one- and two-part commercial blocks dating to the 1920s exhibit Mission Revival-style detailing. The character of the

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street changed over time, primarily due to the increased emphasis on automotive transportation and the eventual demise of the streetcar system in 1940. Businesses that accompanied the rise of the automobile included a Coca-Cola bottling plant (Figure 12), a car dealership, and a gas station. More recent development, particularly along the south side of the street, has tended towards office buildings and strip shopping centers, which differ from the earlier commercial buildings in their massing and relationship to the street. Additionally, bungalows in subsequent blocks of W. Sixth Street and between W. Fifth and Sixth streets have been adapted for commercial and professional office use in recent years. West Lynn became a locus of neighborhood-related services during the 1930s-1950s. In the 1000-1200 blocks, numerous one-story brick buildings with glass storefronts house a drug store, a grocery store, restaurants, and retail establishments. Later development has included a convenience store, which maintains the general type and scale of businesses located on the street.

Following the Texas Military Institute and the Confederate Home for Men, institutional and civic properties in the West Line Historic District were established during periods of increasing development in the twentieth century. In marked contrast with the isolated, self-contained nineteenth-century institutions, establishment of both a fire station and a public elementary school responded to the needs of the growing residential neighborhood. Fire Station No. 4, originally known as the West Austin Hose Station, was sited adjacent to the Silliman Subdivision at the corner of W. Tenth and Blanco. Built in 1908, it continues to serve as the neighborhood's fire station. Mathews School, located at 906 West Lynn, was constructed in 1916 in the developing Westridge Subdivision (Figure 13). It is one of the five oldest extant public school buildings in Austin.

The primary recreational resource in the West Line Historic District is the West Austin Park, which is situated in a low-lying area between W. Ninth and Tenth Streets, roughly in the center of the district. Despite its unsuitability for building, the land comprising the park was subdivided by both Booth and Wendlandt. The City of Austin acquired the land for the park in 1929, in response to recommendations contained in the 1928 city planning report. The park's primary built features are a Works Progress Administration (WPA) bathhouse and circular wading pool dating to 1935.

### **Property Types**

The West Line Historic District includes a diverse selection of resources indicative of the rich history of West Austin. The variety of building types and forms are illustrative of changes in the building density and socioeconomic structure of the area, while the different styles present reflect broader shifts in aesthetic preferences. In order to facilitate the evaluation and assessment of such a wide range of properties, resources in the district are grouped into four broad property types based on their original and current functions: Domestic, Commercial, Institutional, and Landscape.

#### *Domestic Properties*

The vast majority of buildings found in the West Line Historic District are single- or multiple-family residences dating from the 1870s through the end of the historic period in 1955. These buildings cover a wide variety of plan types and styles that reflect changes in construction practices and popular preferences over a century of building evolution. Early houses range from simple vernacular forms, such as the center-passage house, to irregular plan types such as the L-plan and modified L-plan, made possible by advancing balloon-frame construction techniques. Booming construction during the early decades of the twentieth century commonly employed variations on the compact form of the bungalow. Massed-plan, linear-plan, and more complex houses filled out the later subdivisions in the district during the periods after the Depression and World War II. Multi-family housing, ranging in type from garage apartments to large condominiums, was built with increasing frequency from the postwar era onwards.

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## *Plan Types*

The center-passage house is a vernacular plan type common in the late nineteenth and early twentieth centuries. Houses of this type follow a linear rectangular plan consisting of a central hall between two flanking rooms, resulting in a symmetrical front facade. Two-story center-passage dwellings are commonly referred to as I-houses. Relatively few examples are represented in the West Line Historic District, and a number have been elaborated into a more complex form with later additions. Most have side-gabled roofs and are of frame or masonry construction. They exhibit a broad range of stylistic influences and ornamentation, most commonly possessing Victorian-era or Classical Revival embellishments. Center passage houses in the district include the circa 1865 Hopkins Home at 1300 W. 9 ½ Street and a circa 1900 dwelling at 1211 W. Twelfth Street.

Irregular plan types prevalent around the turn of the century account for a significant number of resources in the West Line Historic District built before the proliferation of the bungalow. In contrast with the simplicity and symmetry of center-passage facades, irregular house types such as the L-plan and modified L-plan responded to the Victorian-era desire for picturesque, complex forms. The L-plan house is conceptually, and often literally, derived by adding an offset front-facing gable to the basic side-gabled center-passage house type, forming an ell. A shed-roofed porch often extends across one or both sides of the ell. L-plan houses are usually one or one-and-one half stories in height, though a number of two-story examples are present in the district. Examples include the Raymond-Morley house at 510 Baylor, built as an I-plan house in 1876 and elaborated with a front-gabled addition and Queen Anne detailing around 1900 (NR, 1974). The modified L-plan house represents a turn-of-the-century variation on the L-plan form. Houses of this type consist of an enlarged central section, covered by a steeply pitched hipped roof, with lower intersecting gables. Even more than the L-plan, the modified L-plan house can vary in level of grandeur, ranging from a simple one-story example to an elaborate two or two-and-one half story mansion. More complex examples, typically associated with the Queen Anne style, have features such as bay windows, prominent dormers, decorative shingles in the gable ends, and spindlework detailing. Later examples often have classically influenced details such as Doric or Tuscan porch columns and exhibit a more balanced treatment of the facade. Modified L-plan houses in the district range from the imposing Taylor House at 608 Baylor Street (Figure 8) to more modest dwellings, such as the one-story house at 1000 Shelley Avenue. Other irregular plan types, such as U- and T-plan houses, are generally far less common, and few examples are present in the district. A good example of the U-plan type, the William Green Hill House at 910 Blanco Street, was constructed circa 1890. Weatherboard siding is typical of irregular plan types, though the district contains a number of substantial brick dwellings and distinctive limestone L-plan and modified L-plan houses constructed by builder Nick Dawson.

Common during a brief period between 1910 and 1920, a transitional house form, referred to as the pyramidal/hipped cottage or box, adapted burgeoning interest in Classical Revival forms to the basic bungalow plan. Like the bungalow, this house type typically contains four unequally sized rooms that directly connect to each other without hallways. Its square or nearly square plan gives the house a distinctly boxy appearance. Most have pyramidal or hipped roofs, frequently accented by a central “doghouse,” or hipped roof, dormer on the front facade, and are usually clad in weatherboard siding. Within the district, houses of this type usually exhibit Classical Revival stylistic influences, and full- or partial-width integral front porches with Doric or Tuscan columns are common. Fewer examples, such as the Panther-Harper House at 604 Harthan Street, meld the typical pyramidal cottage form with Craftsman-influenced details (Photo 9). While Classical box houses are usually one story in height, two-story examples are also prevalent within the district. A specific form of the two-story box is the foursquare, which has a symmetrical square plan with an offset front entry. Few examples of foursquare houses are found in the district.

The bungalow is the most ubiquitous house type present in the West Line Historic District, accounting for nearly half of the district's single-family dwellings. Built throughout the nation in the early twentieth century, the bungalow's peak of popularity coincided with an era of rapid development in West Austin between 1910 and 1930. Bungalows are usually wood-clad, one-story homes with moderately pitched roofs, broad overhanging eaves, and prominent porches.

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Typical plans have two rows of side-by-side rooms, staggered front to back to provide space for the substantial porch. Their interiors reflect changing technology and a new informality of living, incorporating small kitchens into the home and combining living and dining areas. The bungalow is closely associated with the Craftsman style, with its exposed rafter tails, decorative eave brackets, and battered porch columns and piers. Numerous bungalows within the district exhibit modest classical influences, primarily in the form of box columns as porch supports, which are commonly combined with other elements characteristic of the Craftsman style. Less prevalent are Prairie School or Period Revival influences. The bungalow plan type can be subcategorized based on roof form. Front-gabled and cross-gabled examples predominated during the 1910s and 1920s, particularly in the South and Southwestern United States. Side-gabled bungalows became more common in the late 1920s and 1930s. Hipped roofs, frequently with gable vents at the ridge line, were also occasionally applied to the bungalow type. The front-gabled form accounts for over half the bungalows in the district, followed in prevalence by cross- and side-gabled roofs. Excellent examples of the bungalow form can be found throughout the district, for instance, the front-gabled bungalows at 705 Patterson Street and 704 Baylor Street.

Massed and linear-plan houses accounted for the bulk of residential construction in the district from the 1930s through the end of the historic period. Following the Great Depression and World War II, new housing construction soared as a result of years of pent-up demand, newfound economic prosperity, and legislation that favored new construction. Though most of this residential construction took place on the peripheries of cities, numerous houses were built as infill in older neighborhoods. Most houses built during these nationwide building booms magnified the architectural trends evident in later bungalows; their exteriors were simple in both form and style, while the interiors retained an overall sense of openness. Within the district, Period Revival-style houses common during the 1930s gave way to simpler Minimal Traditional and Ranch-style houses in subsequent years. Particularly within the earlier massed-plan houses, a variety of hipped and gabled roof forms exist, depending on the plan shape and stylistic influences. Linear Ranch houses typically have hipped or side-gabled roofs. Houses built during this period are almost exclusively one story, and the prevalence of wood siding diminished as brick, stucco, and asbestos became more common cladding materials.

### *Stylistic Influences*

Houses in the West Line Historic District display an immensely diverse array of styles, reflecting changes in aesthetic preferences throughout the district's lengthy period of construction. Older houses often possess a range of stylistic elements due to their evolution over time; many were enlarged or otherwise updated to reflect later architectural preferences. Styles evident in the district range from Victorian-era Italianate, Queen Anne, and Folk Victorian designs to Craftsman and Prairie influences during the early decades of the twentieth century. Classical Revival influences are in evidence throughout much of the history of the district, though other Period Revival styles became common in the post-Depression era. Minimal Traditional and Ranch-style houses filled out remaining lots in the district during the periods immediately before and after World War II. Houses in the district primarily followed popular trends in their appearance, with only a handful exhibiting the influence of twentieth-century Modernism (Table 7.2).

Italianate houses account for much of the earliest construction in the West Line Historic District. Common nationally between 1850 and 1880, Italianate-style mansions were built in the district during the 1870s, when it was promoted as an exclusive suburban enclave. Salient features of the Italianate style include wide eaves with decorative brackets and tall, decoratively framed windows. The style was applied exclusively to sizable two-story houses with a range of plan types, and executed with stone, brick, and wood siding. Italianate dwellings in the district include the 1875 Jernigan-Capron House at 602 Harthan Street (NR, 1983) and the 1878 Ben Pillow House at 1403 W. Ninth Street.

The Queen Anne style adorns a significantly larger number of nineteenth-century dwellings in the district. The dominant style for domestic architecture from 1880 through the turn of the century, Queen Anne houses continued to be built into the early 1910s. Within the district, many modestly sized early residences were improved through subsequent

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additions, which often possessed characteristic Queen Anne elaborations. The style is marked by numerous devices to avoid the appearance of smooth, planar walls, including asymmetrical massing, partial-width, full-width, or wrap-around porches, projecting bay windows and towers, and a variety of exterior finishes and textures. Queen Anne houses in the district are both moderate and expansive in size, ranging from one to two-and-one half stories, and are commonly L-plan or modified L-plan in form. Exterior cladding is fairly evenly distributed between wood, brick, and stone. Subtypes can be categorized by decorative detailing, from the elaborate spindlework common in earlier homes to the more austere treatment of Free Classic houses prevalent later, typically marked by Tuscan columns as porch supports and restrained detailing. Two dwellings in the district, the Ziller and Cruchon-Cabiniss-Spiller houses, located at 1110 Blanco Street and 1200 Windsor Road, respectively, are ornamented with the scrollwork and spindlework associated with the Eastlake style (Figure 7). The Finks-Coffey House, built at 908 Blanco at the turn of the century, is representative of the Free Classic subtype.

**Table 7.2. Distribution of Domestic Resources by Stylistic Influence and Decade of Construction**

Stylistic Influence	Decade of Construction										Total
	1860-69	1870-79	1880-89	1890-99	1900-09	1910-19	1920-29	1930-39	1940-49	1950-59	
Art Moderne									1		1
Classical Revival	1	4	1	3	15	52	19	9	3		107
Colonial Revival						1	4	8	4		17
Craftsman						69	180	32	4		285
Eastlake		1	1								2
Folk Victorian				2	6	1					9
Italianate		3									3
Minimal Traditional								5	19	10	34
Modern									1	4	5
Prairie School					1	3	3				7
Queen Anne		2	1	12	7	3					25
Ranch									3	12	15
Romanesque Revival							1				1
Spanish Colonial Revival							1	2	1		4
Tudor Revival							3	10	3		16
None Assigned					1	11	24	19	10	16	81
Total	1	10	3	17	30	140	235	85	49	42	612

Folk Victorian houses are simpler and more restrained than their Queen Anne counterparts. The style is typically applied to folk house forms, in the South commonly the L-plan. The district also contains modified L-plan, center-passage, and front-gabled houses with modest Victorian detailing. All of the Folk Victorian houses in the district are one-story dwellings with wood or a replacement siding. An example of a center-passage Folk Victorian house can be found at 1108 W. Eleventh Street.

After the turn of the century, changing aesthetic tastes became evident in the diminished appeal of picturesque Victorian forms. A renewed interest in Classical architecture, attributed to the 1893 World's Columbian Exposition in Chicago, led to the proliferation of the Classical Revival style. In the district, Classical Revival-influenced houses often have side-gabled or hipped roofs, frequently with dormers, prominent front porches with full-height Doric or Tuscan

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columns, and overall symmetry in fenestration patterns with a centered front entry. The style was prevalent over a long period of time, and characteristic elements were applied in varying degrees to a wide range of plan types. The use of classically inspired detailing on otherwise irregular house forms during the last decade of the nineteenth century marked the beginning of this trend. Classical Revival houses reached a peak of construction during the 1910s, when they commonly took the form of the hipped-roof Classical Box, such as the house at 1011 Shelley Avenue. The style had a persistent influence on later bungalows, where it was often reduced to simple box columns as porch supports.

Likewise a reaction against the elaborate eclecticism of Victorian-era architecture, the Prairie style originated with the turn-of-the-century domestic designs of Frank Lloyd Wright and other Chicago architects. Prairie School-influenced dwellings were considered the epitome of style during the first and second decades of the twentieth century. Adapted to bungalow and foursquare houses, the style frequently translated into low-pitched roofs, overhanging eaves, full-width porches, and hipped-roof dormers. Most vernacular examples lack the ribbon windows, geometric patterning, and heavy horizontal emphasis that typify true high-style Prairie architecture. Eight houses in the district exhibit the influence of Prairie School design. Almost exclusively two stories in height, these houses have hipped or pyramidal roofs and are clad in wood siding, brick, or stucco. An architect-designed example is the Schemedes House by Giesecke and Harris, constructed at 804 Baylor in 1924 (NR, 2000; Figure 9, Photo 2).

The Craftsman style also originated with innovative high-style architecture. Initially associated with the California firm Greene and Greene, the Craftsman style had its roots in the Arts and Crafts Movement, which championed the use of handcrafts in interior and exterior decoration. Ironically, the Craftsman-influenced bungalow was well suited for large-scale mass production. Accounting for nearly half of the dwellings in the district, Craftsman-influenced houses were built in large quantities during the most prolific period of development. The style is characterized by a moderate to low-pitched roof with unenclosed eaves and exposed rafter tails, false knee braces in gable ends, and a prominent front porch with tapered piers or columns. Examples include the circa 1920 front-gabled bungalow at 1704 Francis Avenue and the cross-gabled bungalow at 917 West Lynn. As the Craftsman-influenced bungalow gained popularity and was pitched more to the working class, later, less expensive examples became simpler in form and had less elaborate detailing than their earlier counterparts.

A small number of later bungalows incorporated various attributes of Period Revival styles, such as Colonial Revival, Tudor Revival, and Spanish Colonial Revival. Typically found on massed or irregular-plan houses constructed during the 1930s and 1940s, the Period Revival styles connote a romantic view of the past and can be seen as a reactionary response to the economic and social uncertainties of the Depression. Colonial Revival houses are the most common of the revival styles found in the district. The balanced facades of these dwellings are relatively undecorated except for an accentuated entry bay. Found in both one- and two-story examples in the district, Colonial Revival houses are most commonly side gabled, with fewer numbers of hipped and cross-gabled roof forms. A two-story, side-gabled example can be found at 1409 W. Ninth Street. The Cape Cod subtype has a side-gabled or hipped roof with dormers. Though most Colonial Revival Houses in the district have wood weatherboard siding, an increasing number of masonry examples are found in later years. Tudor Revival houses represent another prevalent revival style. Identifiable by their steeply pitched, cross-gabled rooflines, Tudor Revival dwellings are frequently clad in brick or stucco. More elaborate examples have arched doorways and decorative half-timbering in the gable ends. A brick, cross-gabled example of the Tudor Revival style, dating to circa 1940, is located at 1200 Lorraine Street. Spanish Colonial Revival houses characteristically have stucco walls, arched door or window openings, and clay-tile or flat roofs. The Monterrey subtype describes a two-story dwelling with a cantilevered balcony on the front facade. An example of the Spanish Colonial Revival style is the house at 1210 W. Thirteenth Street. In addition to these styles, a decreasing number of Classical Revival houses were also constructed at this time.

The Minimal Traditional style, a categorization applied in retrospect to houses popular from the late 1930s into the early 1950s, was an outgrowth of economic frugality in the post-Depression and immediate postwar eras. The style



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loosely adapted Colonial or Tudor Revival details to modestly sized houses, although even these influences were sparsely applied. The style's low-pitched, side- or cross-gabled roofline has enclosed eaves with little to no overhang. The Ranch style, more prevalent after 1950, has a low-slung, side-gabled or hipped roof with deep overhangs, designed to elongate and flatten the house's appearance in relation to its surroundings. Its long, linear profile required a wider lot than standard for prewar houses. Both Minimal Traditional and Ranch-style houses minimized the importance of the front porch; the Ranch house instead emphasized a sense of connectivity with the landscape through picture windows and sliding glass doors on the more private elevations. Integral carports or garages are common to both styles and are frequently used to attenuate the lengthy profile of the Ranch house. A range of siding materials, including wood, asbestos, vinyl, and masonry, clad houses of both styles. The relatively few postwar houses present in the district represent the final build-out of undeveloped land. Numerous Minimal Traditional houses exist throughout Shelley Heights, including the dwelling at 1408 W. Thirteenth Street, while Ranch-style houses are most prevalent in the Park View Addition, such as the house at 716 Brownlee Circle.

### *Domestic Auxiliary Buildings*

The West Line Historic District has few surviving examples of the earliest outbuildings – including barns, carriage houses, and servants' quarters – related to the large estates of the 1870s. Numerous detached garages and garage apartments, commonly built beginning in the 1920s, are present throughout the district, however. During the automobile era, garages were constructed contemporaneously with new homes (Figure 11). They frequently have similar stylistic influences, though simpler form and detailing, than the dwelling with which they are associated. Front-gabled and hipped roof forms are common for both garages and garage apartments. Outbuildings were documented only where they are clearly visible from the street or public right-of-way, and the Inventory of Properties consequently does not fully reflect the number present in the district. Many historic garages have been altered, most commonly through the replacement of historic hasp-hung doors with modern overhead doors. Those that retain a high degree of integrity, as well as the sparse collection of intact early outbuildings, have been identified in order to promote their preservation (Photo 13).

### *Multi-family Housing*

Multi-family housing in the district ranges from historic garage apartments and duplexes to expansive apartment buildings and condominiums built after the period of significance. Thirty-four (34) garage apartments and sixteen (16) historic-period duplexes were identified. Built from the 1920s onward, duplexes typically are restrained in form and ornamentation, though some exhibit elements of styles popular during their era of construction. Historic apartment buildings, constructed primarily during the 1940s to 1950s, are one- to three-story buildings clad in brick, stone, stucco, or wood. The majority of apartment buildings in the district exhibit Modern or Contemporary stylistic influences, evident through the refined geometrical arrangement of their facades, lack of ornamentation, and flat or low-pitched roofs (Photo 14). Apartment buildings were built with increasing frequency near the end of the historic period. Though many were constructed on undeveloped land in Shelley Heights, apartment buildings represent the initial wave of redevelopment in the neighborhood and comprised a significant portion of the new housing stock from the 1960s through the 1980s. More recent townhouses and condominiums are frequently larger in scale than their predecessors and often have an intrusive effect on their surroundings.

### *Commercial Properties*

The West Line Historic District contains a variety of historic commercial buildings, dating from the 1920s through the 1950s. Based on their principal attributes, these properties can be grouped into three broad subtypes: one-part commercial blocks, two-part commercial blocks, and gas stations. One- and two-part commercial blocks are freestanding or adjacent groupings of buildings with prominent storefronts on the ground floor. In the one-part commercial block, this

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storefront – usually plate-glass display windows topped by a transom band in earlier buildings – comprises the majority of the one-story facade. The two-part commercial block is generally a two- to four-story building in which the upper floors are functionally distinct and visually differentiated from the storefront through smaller window openings. The district contains more one-part than two-part commercial blocks, and the latter are usually two-story buildings. Both one- and two-part commercial blocks typically have flat roofs with parapets. Along W. Sixth Street, many of the commercial blocks have shaped parapets indicative of the Mission Revival style (Photo 15). The later commercial buildings on West Lynn exhibit the influence of Modernism through their restrained ornamentation, and many have larger footprints than the one- and two-part commercial blocks along W. Sixth Street. These include the brick grocery store in the 1200 block, and the drugstore at 1113 West Lynn, whose most prominent features include a curved plastered awning over the sidewalk and distinctive neon signs (Photo 18). Gas stations represent a distinct commercial type whose form is clearly derived from a particular function, unlike the more general envelopes of commercial blocks. They are typically composed of a flat-roofed rectangular mass, clearly divided into an office and a two- to three-bay service area, and a flat canopy extending across the fuel island. Neither gas station in the district presently serves its original function; one has been adapted as a restaurant, the other as a nursery. The station at 1200 W. Sixth Street, built circa 1935, has a stucco exterior and Art Deco-influenced form. The second station, built at 1211 West Lynn following World War II, is clad in enameled metal panels (Photo 17). A similar, brick-clad station in poor condition is located just outside the district on Lamar Blvd.

### *Institutional Properties*

Designed for civic or educational activities, institutional buildings represent the efforts of organizations, such as city councils, school boards, and others, to create an appropriate facility that conveys a sense of pride, growth, and success. Though they represent a small percentage of the historic properties in the district, their importance to the communities they serve surpasses their numbers. Institutional buildings typically occupy corner lots or other prominent and highly visible sites. The Texas Military Institute crowns Castle Hill, while Fire Station No. 4 and Mathews School both address prominent streets. Despite the broad timeframe in which they were constructed, the range of stylistic influences present, and the differences in their functions, the three buildings possess a remarkable number of similarities. Each has a brick exterior intended to impart a sense of stability and permanence, an effect reinforced by substantial massing and symmetrical facade treatments. Architecturally conservative, the buildings possess a sense of formal simplicity, with stylistic embellishments executed in projecting and corbelled brick patterns. The primary distinction between the nineteenth-century private academy and the twentieth-century public elementary school and fire station exists in its initial siting and relationship to its surroundings. The Texas Military Institute, as one of the earliest edifices in West Austin, reflected the nineteenth-century ideal of an isolated instructional setting immersed in nature, considered necessary for the students' appropriate growth and development. The two later buildings, in contrast, were integrated into the activity of a burgeoning suburban neighborhood.

### *Landscape and Infrastructure*

Designed landscape and infrastructure elements in the district range from the West Austin Park to more informal elements such as retaining walls and terraces that negotiate the area's hilly terrain. The overall landscape of the West Austin Park is defined by scattered plantings of trees, terraced green spaces, and a large open field. The terraced terrain descends considerably towards a circular pool, or natatorium, at the middle of the site. A Tudor Revival bathhouse, consisting of two small brick structures joined by a common roof, creates a gateway between the park entrance from W. Tenth Street and the pool (Photo 19). Other landscape features include the low stone walls surround the park and a few residential lots in the district, including 1300 Windsor and 1815 W. Eighth Street. Retaining walls, elevated sidewalks, and concrete steps, such as those along Patterson and Baylor, create a terraced effect on residential lawns. Beyond providing pedestrian access along difficult sections of street, these elements accentuate the rolling terrain characteristic of

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the West Line area. Early landscaping efforts on individual lots have provided the district with numerous mature live oak and pecan trees, which give considerable summer shade.

Street intersections throughout the district were marked by metal curb labels identical to those found in downtown Austin. Dating to circa 1935, they were a product of early street paving efforts. As a consequence of subsequent repaving, only a small number of curb markers remain in West Austin. Examples can be found at the intersection of W. Eighth and West Lynn, and W. Tenth and Blanco. Other infrastructure elements include historic street lighting. In 1895, a network of thirty-one moonlight towers was erected throughout Austin (NR, 1976). Consisting of 165-foot tall trusses bearing six carbon arc lamps, the towers utilized electricity from Austin's first power plant on the Colorado River. Of the three moonlight towers erected in West Austin, one remains at the intersection of W. Twelfth Street and Blanco, where it continues to provide lighting for the surrounding area.

### **District Boundaries**

Historical development along the W. Sixth Street streetcar line encompassed the subdivision of outlots in Division Z and adjacent portions of the George W. Spear League, spanning from the natural boundaries provided by the Colorado River to the south and Shoal Creek on the east to the formidable physical barrier of the International & Great Northern Railway line on the west. To the north, development was bounded by two neighborhoods, Clarksville and Enfield, with historical associations and development patterns distinct from those of the streetcar suburbs along the West Line. Redevelopment of three areas historically associated with this neighborhood – south of W. Sixth Street to the Colorado River, along Lamar Blvd. and Shoal Creek, and the site of the Texas Confederate Home for Men – has led to their exclusion from the West Line Historic District. The resulting discontinuous consists of two distinct parcels, the eastern parcel roughly bounded by W. Fifth and Sixth Streets on the south, West Lynn on the west, W. Thirteenth and Waterston Streets on the north, and Baylor Street on the east, and the western parcel roughly bounded by W. Sixth Street on the south, Mo-Pac Expressway (Loop 1) on the west, W. Tenth Street on the north, and Patterson and Augusta Streets on the east. The district highlights the nineteenth and early twentieth-century residential development of West Austin, and its historic resources primarily consist of houses and neighborhood-scale commercial buildings, such as shops, bakeries, and grocery stores, that serve the surrounding community.

The southern boundary of the West Line Historic District primarily follows W. Sixth Street. As the location of the streetcar line to West Austin from 1891 through 1940, this street was the primary axis of development for the surrounding area, and it remains a major thoroughfare for one-way traffic from downtown Austin. Intact commercial development remains on the north side of W. Sixth Street, and a cohesive collection of bungalows line both sides of the street for a lengthy segment towards the western edge of the district. By contrast, little on W. Fifth Street remains to indicate its historic appearance. The street initially consisted of two disconnected segments, with no bridge across Shoal Creek until roughly 1920. It has become a more major, one-way artery in recent years, linking the Mo-Pac Expressway to downtown, and has been subject to a considerable amount of new development, resulting in the loss of historic fabric. District boundaries exclude severely altered and new commercial buildings lining the south side of W. Sixth and along both sides of W. Fifth Street. Though residential development historically occurred in this area, much of it has been demolished in subsequent redevelopment. Two small residential sections remain between W. Fifth and Sixth Streets, along Baylor Street and the cross-streets between Pressler and Campbell. These enclaves, containing two noteworthy Queen Anne houses and a large number of Craftsman-influenced bungalows, architecturally and historically relate to the rest of the district and have been included in its boundaries. To the south, a spur connecting the International & Great Northern to the Houston & Texas Central line in east Austin historically drew industrial development to the area along the Colorado River. While manufacturers such as Tips Engine Works and the Butler Brick Co. provided employment for neighborhood residents, surrounding redevelopment has resulted in this area's exclusion from the district.

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The district's eastern boundary includes residential properties along both sides of Baylor Street but excludes the more recent commercial development along and to the east of Lamar Blvd. As part of a larger initiative distinct from the development of the West Line neighborhood, Lamar was constructed in the 1940s as a boulevard along Shoal Creek. Through this area of the city, it replaced Ruiz Street, a residential avenue lined with numerous Victorian-era houses (Figure 4). It bisected three of the earliest subdivisions in the district – the Raymond Plateau, Raymond, and Silliman subdivisions – and isolated the portion along Shoal Creek from the remainder of the district. Lamar presently is a major thoroughfare extending far into north and south Austin, and much of the streetscape and area towards the creek have been redeveloped with shopping centers, large-scale commercial buildings, and condominiums. As such, Lamar Blvd. presents a pattern of development unrelated to the West Line Historic District, and presents a considerable physical and visual boundary to the district.

Near the western edge of the district to the north of W. Sixth Street lies a sizable tract of land that was previously the site of the Texas Confederate Home for Men, excluded from the district for a number of reasons. Although it historically provided living quarters for veterans, the institutional complex predated and had few direct ties to the development of the streetcar suburbs that surrounded it. The site was completely redeveloped with more modern apartments in the 1970s, and no historic resources remain. The site historically presented a distinct, campus-like setting, visually separated from the rest of the neighborhood by a deep setback from W. Sixth Street, a steep ravine on the west, and dense tree cover on the north and east. The apartment complex that replaced the Confederate Home retains this sense of separateness.

At the western end of the district, between the site of the Confederate Home and MoPac (Loop 1), the residential area along Augusta, Patterson, and Theresa Streets contains a high concentration of historic resources. Though this neighborhood is connected to the remainder of the district by W. Sixth Street, there is no direct land linkage due to the presence of the Confederate Home. The historic properties in this area were an outgrowth of the same development initiatives as the rest of the district. Historical and architectural relationships provide a strong sense of continuity between this bungalow development and the larger West Austin neighborhood, and the two areas are considered a discontinuous district. The International & Great Northern Railway line defined the historic edge of development for this area. Construction of the Mo-Pac Expressway parallel to the line in the early 1970s resulted in the demolition of a number of historic-period houses along Theresa Avenue, but the area nevertheless remains largely intact.

The northern boundary of the West Line Historic District is defined by two National Register Historic Districts – Clarksville and Old West Austin. The Clarksville NR Historic District (1976), significant in the context of African-American settlement and history in Austin, encompasses a roughly six-block area north of the former Confederate Home. Clarksville's founding in the early 1870s predates all but the earliest settlement of the West Line district. Houses in Clarksville consist primarily of one-story wood houses with modest Victorian and bungalow detailing. In terms of its history, ethnic associations, and cultural resources, the district is a unique enclave distinct from its surroundings. North of Clarksville and the West Line Historic District is the Old West Austin NR Historic District (2003), which consists of three automobile suburbs that developed primarily from the 1910s to the postwar era. The cohesive planning efforts that defined the development of Old West Austin provide a marked contrast to the piecemeal development of the West Line Historic District. Additionally, while the southern portion of the Old West Austin Historic District contains a number of resources contemporaneous with those found in the West Line Historic District, the majority were built after the peak of construction in the West Line district. This is clearly evident in the types of resources common in both districts; Old West Austin has a high percentage of Tudor Revival, Colonial Revival, Spanish Colonial Revival, and Ranch-style houses, which are less prevalent in this district.

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## Contributing and Noncontributing Resources

Each property within the West Line Historic District is designated as Contributing or Noncontributing based on its ability to convey a sense of its architectural or historical significance and contribute to the unique character of the district. Contributing properties range from exceptional resources considered individually eligible for National Register listing to the many good or typical examples of cultural resources found in the district. Properties that superbly convey a sense of their history are those built over fifty years ago that retain their historic fabric to a large degree – in other words, properties that have not changed or have changed very little since their date of construction. Properties that adequately support the district are those built during the historic period that have been subject to relatively minor or reversible changes. Contributing properties, designated by the letter "C" in the following inventory, remain on their original sites and retain character-defining features such as plan type, roof form and pitch, porches, fenestration patterns, and significant materials and decorative elements. Noncontributing properties, designated by the letter "N," were either built after the historic period or have been so severely altered that they no longer impart a sense of the history of the district.

Exceptional properties that contribute significantly to local history or broader historic patterns have been singled out as potentially eligible for individual listing in the National Register of Historic Places. Eighty-seven (87) high-priority properties have been identified within the district on the basis of their outstanding architectural or historical merit. This list includes local historic landmarks, resources previously listed in the National Register, and other buildings and associated resources considered to independently meet National Register criteria. These properties are some of the oldest, rarest, or best examples of building forms or architectural styles in Austin. They maintain their original architectural fabric to an outstanding degree and exhibit almost no alterations to their exterior appearance. All are considered Contributing properties within the district and are identified as such in the following inventory. They include such landmarks as the Texas Military Institute, the West Austin Fire House, the Smoot House, the Wroe-Bustin House, the Ben and William Pillow houses, and Mathews School. Inclusion of these high-priority resources in the West Line Historic District makes subsequent individual National Register nominations unnecessary for those resources not previously listed.

Contributing properties account for 638 of the resources in the district. They retain their most important and visible features but may have endured minor changes. Typical alterations to historic buildings in the West Line Historic District include the replacement of weatherboard or wood siding with aluminum or vinyl siding, replacement of wood sash windows with aluminum storm windows, replacement of original porch posts with wrought iron or aluminum posts, and small additions to the back or side of a property. If replacement siding does not obscure or remove decorative details such as window moldings, and if window replacements do not alter the size and pattern of the openings, these changes may not significantly detract from a property's appearance and thus the building may still be considered Contributing to the overall historic sense of the district. Many properties, particularly houses, in the district have been enlarged by additions over the years. If these additions are to the rear or least visible facade of a building and do not detract from the streetscape, the property may still be considered Contributing to the historic district. A typical alteration to historic garages is the replacement of original hasp-hung or hinged doors with modern overhead doors; if the auxiliary building retains other character-defining features, it may still be considered Contributing to the district. In general, the older or rarer a property is, the greater consideration was given to its designation, particularly if it reflects important architectural or historic elements of the district. In such cases, a Contributing designation may be assigned to a property even though it has been altered to a moderate degree.

Noncontributing elements account for the remaining 346 properties in the West Line Historic District. These properties were either built after the period of significance and represent more modern building trends, or they are historic-period buildings that have been so severely altered that they no longer reflect the building traditions and character of the district. Typical changes that may render a historic building Noncontributing include the removal or enclosure of front porches, alteration or removal of window openings, replacement of original details with anachronistic details, replacement of historic wood features with incompatible materials, alterations to the roof form or pitch, and major

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building additions that are clearly visible from the street. One common alteration within the district is the application of stone or brick to the base of bungalows; houses subject to this alteration may be classified as Noncontributing, as the new materials detract significance from the historic appearance.

The period of significance for the West Line Historic District, c.1865-1955, extends from the date of the oldest extant property in the area. Though the primary development of the district occurred during the 1920s and '30s, extending the period of significance to the fifty-year mark permits the inclusion of the district's last major development, the Park View Addition. Platted in 1948, this subdivision contains a number of houses built during the early to mid-1950s. The period of significance also includes early redevelopment in the area, primarily demonstrated through small apartment buildings. If they are compatible in size, scale, setback, materials, and style with the surrounding neighborhood, they have been considered Contributing elements within the district.

## Representative Properties

Representative properties for the West Line Historic District illustrate the broad patterns of development, diverse range of resources, and salient features of the dominant types and styles present in the district. They have been selected on the basis of their geographic distribution, relationship to similar properties, and degree of integrity.



James Raymond Johnson House: 1412 W. 6 1/2 Street. 1877. Contributing.

Constructed in 1877 for James H. Raymond's nephew and namesake, the James Raymond Johnson House is a two-story Italianate mansion sited atop a hill in Raymond Heights. The Johnson estate was subdivided in 1913 as Terrace Park, which introduced W. 6 1/2 Street in front and Highland Avenue to the west of the house. The box-shaped frame dwelling rests over a brick basement and is clad in weatherboard siding. It is capped by a low-pitched pyramidal roof with a front-facing gable and side mansard-roofed tower, each accentuating a two-story bay window. Decorative scrolled brackets visually support the eaves. An integral two-story porch with Tuscan columns wraps the front and side elevations of the house. The front door, framed by a transom and sidelights, is at the corner of the porch. Paired and single one-over-one light, double-hung windows have shouldered frames, characteristic of Italianate houses in the area. A sizable rear addition, set back from the Highland Avenue facade, maintains the massing, scale, and materials of the house. James Raymond Johnson was a prominent Austin banker; starting as a clerk with Raymond and Swisher, he later became president of First National Bank. The house's second owner, H. P. N. Gammel, is best known for compiling Texas statutes as Gammel's Laws. The James Raymond Johnson House is a contributing resource in the West Line Historic District.



Ben Pillow House: 1403 W. Ninth Street. 1878. Contributing.

The Ben Pillow house is one of an adjacent pair of two-story Italianate homes built by Sterzing and Struve in 1877-78 for the Pillow brothers. Both houses occupy individual lots sold out of the Smoot estate in Raymond Heights. Resting on a pier-and-beam foundation, the rectangular frame house is surmounted by a hipped composition-shingle roof with a brick chimney. A full-width porch on the front façade, surmounted by a balcony, accentuates the expansive height of the first floor. Narrow square columns divide the porch into three bays. Scrolled fretwork adorns the tops of the columns, and turned



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balusters comprise both the porch and balcony railings. The front entry, located at the right end of the facade, has a screen door with spindlework detailing and is topped by a transom window. Tall, framed windows throughout the house are four-over-four light wood sash with operable shutters. On the east elevation, a bay window and screened sleeping porch project from the ground floor. To the east, a two-story Postmodern garage apartment dating to circa 1985 echoes the form and character of the house. Ben Pillow, a telegrapher, was instrumental in establishing telephone service in Austin. His brother and neighbor, William Pillow, was also a telegrapher and supply manager for the Austin Telephone Company, and his house had the first residential telephone installed in Austin. The Ben Pillow House is a contributing resource in the West Line Historic District (Photo 5).



John L. Quick House: 705 West Lynn Street. 1895. Contributing.

Built in 1895, the John L. Quick House is a side-gabled center-passage dwelling. The one-story house, which rests on a pier-and-beam foundation, is clad in horizontal wood siding and roofed with diamond-shaped composition shingles. A shed-roofed porch, supported by Tuscan columns and enclosed at the ends by balustrades, covers the full width of the front elevation. Beneath, the façade reflects the original three-room interior arrangement of the house: the central front door is flanked on either side by four-over-four light, double-hung windows with wood shutters. The paneled door has a large central light and is surmounted by a transom. Side elevations are enlivened by cornice returns and small gable vents. Compatible rear additions maintain the scale and materials of the house. Throughout the period of significance, the house was owned by John L. Quick, a carpenter, and later his widow Sarah. The John L. Quick House is a contributing resource in the West Line Historic District.



1108 W. Tenth Street. c. 1895. Contributing.

This is one of seven houses in the Silliman Subdivision attributed to builder Nick Dawson. Constructed shortly after the subdivision was replatted in 1895, the house has random ashlar, quarry-faced limestone walls, emblematic of Dawson's work in West and South Austin. The one-story modified L-plan house sits on a pier-and-beam foundation and is capped by a metal-covered pyramidal roof. A lower, front-facing gable with weatherboard siding covers a projecting bay window. The remainder of the front facade is comprised by an integral porch supported by Tuscan columns. Each wall of the porch has a wood paneled door surmounted by a transom. Windows throughout the house are two-over-two light wood sash with stone headers and sills. A new two-story garage apartment to the rear of the property is not highly visible from the street. An early owner of the house was William L. Dodgen, an elevator operator for the State Department of Public Buildings and Grounds. This house is a contributing resource in the West Line Historic District (Photo 6).

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Hauschild-Zerschowsky-Watts House: 1112 W. Ninth Street. c. 1905. Contributing.

The Hauschild-Zerschowsky-Watts House, constructed circa 1905 in the Silliman Subdivision, is a late Queen Anne dwelling that exhibits characteristics of the Free Classic subtype. The two-story modified L-plan house, clad with horizontal wood siding, has a brick basement and is capped by a composition-shingle roof. The front-facing gable end has fish-scale shingles and a lattice vent. A two-story porch wraps the front and side facades between the projecting gable wings. The porch has Tuscan columns as supports and a turned baluster railing. The front door, framed by a transom and sidelights with leaded glass windows, is at the corner of the porch. Windows throughout the house are single or grouped one-over-one light, double-hung wood sash. The first resident was Max Hauschild; later long-term residents were George Zerschowsky, proprietor of a soft drink business, and Claude D. Watts, superintendent of the State Comptroller's Office. The Hauschild-Zerschowsky-Watts House is a contributing resource in the West Line Historic District (Photo 7).



807 Baylor Street. c. 1905. Contributing.

This one-story Folk Victorian cottage in the Raymond Subdivision dates to circa 1905. Constructed over a brick basement, the frame L-plan dwelling is clad with horizontal wood siding and capped by a cross-gabled, composition shingle roof. Fish-scale shingles adorn the front-facing gable end. Between the arms of the ell is a flat-roofed porch supported by turned posts, with simple scrollwork at the juncture between the posts and the roof. A wood railing with turned newel posts wraps the porch. The front door, located at the corner of the porch, has a screen door with scrolled edges and is topped by a transom window. Wood double-hung windows throughout the house have decorative screens with three to four vertical divisions in the top half. A flat-roofed rear addition does not detract from the view of the house from the street. Accessed off the alley beside the house is a circa 1925 front-gabled garage clad in board and batten siding with two sets of hinged doors. An early resident was George Hammond, an engineer with Capital Compress Company. This house is a contributing resource in the West Line Historic District (Photo 8).



Walter M. Hall House: 1006 Shelley Avenue. c. 1915. Contributing.

The Walter M. Hall House, built circa 1915, is a one-story Classical Box clad with weatherboard siding. The house rests on a pier-and-beam foundation and is capped by a pyramidal, composition shingle roof with enclosed eaves. The full-width integral front porch is supported by Tuscan columns and has a simple wood slat railing. Centered on the facade, the front entry is framed by a transom and sidelights and flanked on either side by wood double-hung windows. A centered doghouse dormer with paired windows projects from the roof above the entry. The original resident was Walter M. Hall, a grocer. This house is a contributing resource in the West Line Historic District.



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612 Highland Avenue. c. 1915. Contributing.

Constructed a few years after Terrace Park was platted in 1913, this Craftsman-influenced bungalow rests on a pier-and-beam foundation and is clad with weatherboard siding. The front elevation of the one-story house is dominated by a full-width porch under the front-gabled roofline. Porch supports consist of paired square columns on low stuccoed piers. Sizable intersecting beams with tapered ends support exposed joists under the porch ceiling. Above, the shingled gable end has a central window topped by a small gabled roof, and a lattice vent at the apex. The low-pitched roof has wide, unenclosed eaves with decoratively cut rafter tails. Beneath the porch, the paneled wood front door, asymmetrically placed on the facade, has three vertical windows at the top. Throughout the house, one-over-one light wood double-hung windows have decorative screens with vertical divisions in the upper half. The first documented owner of the house was Fred Kingdon, a sales manager at Isaac Bledsoe. This house is a contributing resource in the West Line Historic District.



506 Oakland Avenue. c. 1920. Contributing.

Constructed circa 1920 in the Woodland Subdivision, this one-story front-gabled bungalow has an offset front-gabled porch. The Craftsman-influenced house rests on a pier-and-beam foundation and is clad with horizontal wood siding. The roof has wide, unenclosed eaves with decoratively cut rafter tails. Triangle knee braces visually support the gable ends, and horizontal windows pierce both gables. Porch supports consist of tapered box columns with geometric accents resting on brick piers, and the railing is comprised of wood slats in alternating widths. The front door and windows feature wood surrounds with flared headers. Windows throughout the house are single or grouped one-over-one light, double-hung wood sash. Originally a private residence, the house is presently used as an office. It is a contributing resource in the West Line Historic District.



Alex R. Teich House: 1706 Francis Avenue. c. 1920. Contributing.

The Alex R. Teich House is a cross-gabled bungalow built circa 1920 in Eck's Heights. The one-story dwelling rests on a pier-and-beam foundation and is clad in weatherboard siding. Its moderately pitched, composition shingle roof has decoratively notched rafter tails and clipped gables visually supported by scrolled triangle knee braces. The overall roof form consists of multiple side gables with a centered projecting front gable over the porch. Porch supports are tall brick piers beneath squat tapered box columns; shorter brick piers flank the front stairs. The porch railing is comprised of paired square wood slats. Symmetrical, the front facade has a central door flanked by paired windows. Fenestration throughout the house consists of double-hung wood windows covered by decorative screens with vertical divisions in the top half. A brick chimney accents the west elevation. A front-gabled garage faces the alley to the west side of the house. Clad in horizontal wood siding and roofed with corrugated sheet metal, the garage has hasp-hung, paneled doors. The home was owned for a number of years by Alex R. and Sadie A. Teich, while the house next door at

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1704 Francis Avenue belonged to Anna Teich, a nurse at the Confederate Home. The Alex R. Teich House is a contributing resource in the West Line Historic District (Photo 10).



1216 W. Ninth Street. c. 1925. Noncontributing.

Located in the Lewis Hancock Subdivision adjacent to the West Austin Park, this one-story, front-gabled bungalow has been subject to a number of changes, most notably a rear two-story, side-gabled addition visible from the street. Both the circa 1925 house and circa 2000 addition have pier-and-beam foundations, weatherboard siding, and standing-seam metal roofs. Skirting around the crawl space of the house has been replaced by rough-faced limestone, an alteration seen in a number of instances in the district. An added side porch, reached by limestone steps, has a shallow-pitched shed roof supported by wood posts on limestone piers. The house retains character-defining features such as clipped gable ends supported by triangle knee braces, and one-over-one light, double-hung wood windows with decorative surrounds. Windows throughout the house and addition are covered by dark screens. The first documented owners were William L. McKeen, a rental clerk at Robbins Co., and his wife Jean. Due to the cumulative effect of changes made to this house, it is considered a noncontributing resource in the West Line Historic District (Photo 20).



1602 W. Ninth Street. c. 1935. Contributing.

Clad in weatherboard siding, this one-story bungalow rests on a concrete foundation and is surmounted by a side-gabled composition shingle roof. Built circa 1935 in the Westridge Addition, it is an example of a late bungalow with minimal Craftsman-influenced elements, primarily wide eaves with exposed rafter tails. On the symmetrical front façade, the porch consists of a stoop with metal railings under a small gabled roof supported by brackets. Flanking the front door are paired windows. Double-hung wood sashes throughout the house have been covered by aluminum storm windows. The first owners of the house were Jessie and Horace L. Griffith, an assistant cashier at the City Water, Light and Power Department. The house is a contributing resource in the West Line Historic District.



Albert C. Dahl House: 1200 Shelley Avenue. c. 1935. Contributing.

The Albert C. Dahl House is a one-story, cross-gabled Tudor Revival residence constructed shortly after Shelley Heights was platted in 1936. The brick veneer house rests on a slab foundation and has a diamond-shaped composition shingle roof. Multiple steeply pitched gables accent the front elevation. The narrow, centrally placed front porch consists of a front-gabled bay pulled forward from the façade, with arched openings on each side. Segmental-arched and rectangular window openings have soldier-course headers and are filled by six-over-six light, double-hung wood windows. A pyramidal-roofed garage behind the house addresses W. Twelfth Street. Clad in horizontal



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wood siding, the garage has a modern overhead door. The house's original owners were Albert C. Dahl, employed by the Postal Service as a mail handler, and his wife Frances. The Albert C. Dahl House is a contributing resource in the West Line Historic District (Photo 11).



*Strong-Killian House: 1406 W. Thirteenth Street. c. 1940. Contributing.*

The Strong-Killian House is a one-story Minimal Traditional dwelling, built circa 1940 in Shelley Heights. The L-shaped, brick veneer house rests on a pier and beam foundation and has a cross-gabled, composition shingle roof with no overhang. The projecting front wing consists of two inset gables; the larger, with contrasting board-and-batten siding in the gable end, extends to cover the porch stoop. The raking cornice and cornice returns on the gables are applied to the wall surface. Clusters of two to three wood sash windows on the front façade have decorative screens and shutters. Brick accents include soldier-course window and wall headers. The first residents were Charles H. Strong, an assistant manager with the Walter Tipps Company, and his wife Lucia. The Strong-Killian is a contributing resource in the West Line Historic District (Photo 12).



*Robert Hamby House: 704 Winflo Drive. c. 1955. Contributing.*

Built in the Park View Addition in the mid-1950s, this one-story L-shaped Ranch house rests on a slab foundation and is clad in pink SCR brick, a modular brick common in the postwar era. The low-pitched hipped roof with deep, overhanging eaves emphasizes the sprawling linearity of the plan. An extension of the roof overhang supported by decorative metal columns shelters the front entry, located at the corner of the ell. An attached one-car garage at the end of the house faces the street and further attenuates the length of the house. Fenestration consists of groups of two to three aluminum sash windows with decorative shutters. Original owners were Robert and Mary F. Hamby, proprietors of the Hoffbrau Steak House. The Robert Hamby House is a contributing resource in the West Line Historic District.



*610 Pressler Street. 2001. Noncontributing.*

This T-shaped two-story dwelling, clad with hardiplank siding, rests on a pier-and-beam foundation and is topped by a cross-gabled composition shingle roof. One of a number of Postmodern houses built in the Smoot Subdivision in 2000-2001, it recalls elements of historic Craftsman and Classical Revival houses in the district. Each of the gable ends is comprised of a lattice vent, and triangle knee braces visually support the roof overhang. A hipped-roof porch, supported by Tuscan columns, wraps the projecting front wing. Beneath, the centered front door is surrounded by sidelights and a transom. Double-hung wood windows throughout the house have decorative frames. On the south wing of the house, additional living space sits atop a single carport entered through a segmental-arched opening. The house is a noncontributing resource in the West Line Historic District (Photo 4).

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1507 W. Thirteenth Street. c. 1945. Contributing.

Located at the corner of Elm and W. Thirteenth Street in Shelley Heights, this two-story brick apartment building, constructed circa 1945, rests on a slab foundation and is capped by an overhanging flat roof. The long, linear building houses four apartments, and its plan is echoed by a neighboring apartment building constructed of concrete block. A central recessed entry on the long facade is flanked by walls of glass block, and a small porthole window punctures the wall above. Wood-frame, six-over-six light double-hung and fixed six-light windows occur singly or in clusters of three. The corners of the building on the street-facing elevation are cut away to create balconies. Early residents included architect John L. Scott and University of Texas instructor Erie M. Darnall. This apartment building is a contributing resource in the West Line Historic District.



Windsor Oaks: 1210 Windsor Avenue. c. 1965. Noncontributing.

Occupying half a block south of W. Thirteenth Street, the Windsor Oaks is a two-story brick apartment building containing 48 units, built during the 1960s on the former site of the Shelley House. The apartments open onto two interior courtyards, one landscaped and the other centered on a bean-shaped pool. Widely overhanging eaves on the low-pitched roof shelter the second-floor walkway. On the building's exterior, the short facades facing east and west have similar treatments, marked by the repetition of shallow bay windows. The long north elevation opens up as a series of private patios and balconies, while to the south, the building presents a more severe face to the parking lot. Fenestration throughout the building consists of fixed and horizontal-sliding aluminum windows, as well as sliding glass doors onto the interior walkways or exterior balconies. Decorative embellishments include patterned brick coursing, metal balcony railings consisting of interlocking circles, and concrete block screens for the ground-floor patios. Due to its date of construction, the Windsor Oaks is a noncontributing resource in the West Line Historic District.



1116 W. Sixth Street. 1927. Contributing.

One of a number of Mission Revival-style commercial buildings on the north side of W. Sixth Street, this brick two-part commercial block was built in 1927. A three-bay storefront on the ground floor consists of central double doors flanked by expansive plate-glass windows; an additional door at the end of the facade leads to stairs to the upper floor. The second-story facade, punctured by paired and triple double-hung wood windows, terminates in a shaped parapet. A suspended metal awning covers the sidewalk, and a canted clay tile roof below the parapet shades the second-floor windows. To the east side of the building, a recessed porte-cochere is surmounted by a one-room wing. Centered on the stuccoed front elevation of the wing is a cluster of three windows, and wood stairs lead to an adjacent exterior door sheltered by a metal awning. From 1927-1944, the building housed a grocery run by Alex and Annie Fischer, who lived



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on the upper floor; it is presently occupied by Fortney's Artful Home Furnishings. This building is a contributing resource in the West Line Historic District (Photo 16).



Sledd Nursery: 1211 West Lynn Street. c. 1945. Contributing.

Built as a Texaco gas station around 1945, the Sledd Nursery building, clad in white enameled-metal panels, rests on a slab foundation and is capped by a flat roof. The rectangular building consists of a three-bay service area and a fourth, wider office bay. Metal-frame overhead doors with metal and glass panels open up the service area, while the office has a glass wall topped by transom windows. Projecting over the office bay is a flat-roofed canopy supported by two metal poles, which covered the fuel pump island when the station was in use. A green and white horizontal striped pattern extends along the perimeter of the canopy and around the building. The canopy roof has vertical fins for signage. Reminiscent of the station's Texaco heritage, a red star is centered over each service bay. The gas station, adapted for use by a nursery, retains a very high degree of integrity and is considered a contributing resource in the West Line Historic District (Photo 17).



Mathews School: 906 West Lynn Street. 1916. Contributing.

Named for Dr. W. J. Mathews, a prominent physician and school board member and president, Mathews School is the third-oldest elementary school in Austin; it has remained in continuous operation as a neighborhood school since 1916. The two-story, flat-roofed brick building consists of a central block flanked by multiple additions. Cumulatively, the additions take the form of hyphens and end wings, resulting in a long, H-shaped building. The original three-bay portion, designed by Dennis R. Walsh, exhibits restrained classical detailing. Brick pilasters surmounted by a pediment frame the central entry bay. The adjoining bays contain paired tall six-over-six light wood windows. Corbelled brick accents run horizontally between the floors and along the parapet. The additions – designed by prominent local architects including Jessen, Jessen, Millhouse & Greeven and Eugene Wukasch – have differing fenestration patterns but maintain the scale and materials of the original block. Architecturally, Mathews School is representative of schools built by the Austin Independent School District in the early decades of the twentieth century and is the only surviving example of three elementary schools built to bring Austin into compliance with state compulsory education laws. Mathews School is a contributing resource in the West Line Historic District (Figure 13).

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## Inventory of Properties

Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
1400	W. 5th Street	1970		Commercial Office		NC
1009	W. 6th Street	1950	1985	Commercial Retail		NC
1100	W. 6th Street	1900	1980	Commercial Office, L-Plan	Queen Anne	NC
1102	W. 6th Street	1905		Domestic Modified L-Plan	Queen Anne/Classical Revival	C*
1106	W. 6th Street	1975		Commercial Office	Contemporary	NC
1110	W. 6th Street	1925	1940	Domestic Bungalow, Front Gable	Craftsman	NC
1110 B	W. 6th Street	1965		Domestic Side Gable		NC
1112	W. 6th Street	1910	1980	Domestic Box	Classical Revival	NC
1112 rear	W. 6th Street	1935	1965	Commercial Aux: Shed, Side Gable		NC
1116	W. 6th Street	1927	1935	Commercial Store	Mission Revival	C*
1116 B	W. 6th Street	1895		Domestic L-Plan	Folk Victorian	C*
1118	W. 6th Street	1948	1965	Commercial Store	Commercial	C
1120	W. 6th Street	1995		Commercial Bakery	Postmodern	NC
1122	W. 6th Street	1920	1970	Commercial Store	Spanish Colonial Revival	C
1128	W. 6th Street	1925	1965	Commercial Store	Mission Revival	C
1130	W. 6th Street	1920	1965	Commercial Store	Mission Revival	C
1200 block	W. 6th St.	1935		Landscape Retaining Wall, Curb		C
1200	W. 6th Street	1935	1995	Commercial Gas Station	Modern	NC
1202	W. 6th Street	1925	1970	Domestic Foursquare		NC
1204	W. 6th Street	1905		Domestic L-Plan	Folk Victorian	C
1206	W. 6th Street	1905	1980	Domestic Modified L-Plan	Queen Anne/Classical Revival	C*
1206 rear	W. 6th Street	1925	1970	Domestic Aux: Garage, Front Gable		NC
1214	W. 6th Street	1950	1985	Commercial Auto Dealer	Modern	NC
1315	W. 6th Street	1925		Domestic Bungalow, Side Gable	Craftsman	C
1316	W. 6th Street	1877	1925	Domestic Center-passage	Classical Revival/Italianate	NR
1316 rear	W. 6th Street	1920		Domestic Aux: Garage	Craftsman	C
1317	W. 6th Street	1920		Domestic Bungalow, Cross Gable	Craftsman	C
1400	W. 6th Street	1930		Domestic Bungalow, Side Gable	Classical Revival	C
1401	W. 6th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C*
1402	W. 6th Street	1930	1955	Domestic Bungalow, Side Gable	Classical Revival	C
1403	W. 6th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1404	W. 6th Street	1935	1950	Domestic Bungalow, Hipped Roof		C
1405	W. 6th Street	1920		Domestic Bungalow, Gable On Hip	Craftsman	C
1406	W. 6th Street	1915	1940	Domestic Side Gable w/ Dormer(s)	Classical Revival	C
1409	W. 6th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1410	W. 6th Street	1925		Domestic Hipped Roof	Prairie	NC
1411	W. 6th Street	1920	1995	Domestic Bungalow, Cross Gable	Craftsman	C
1411 B	W. 6th Street	1980		Commercial Office, Side Gable		NC
1412	W. 6th Street	1920	1985	Domestic Bungalow, Cross Gable	Craftsman	C
1413	W. 6th Street	1915	1955	Domestic Bungalow, Cross Gable	Craftsman	C
1414	W. 6th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1500	W. 6th Street	1925		Domestic Bungalow, Gable On Hip	Craftsman	C
1501	W. 6th Street	1980		Domestic Multi-Family		NC

C=Contributing

NC=Noncontributing

NR=Listed in the National Register

C\*=Individually eligible for NR listing

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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
1502	W. 6th Street	1920	1980	Domestic Bungalow	Postmodern	NC
1504	W. 6th Street	1915	1960	Domestic Bungalow, Front Gable	Classical Revival	C
1505	W. 6th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1506	W. 6th Street	1925	1960	Domestic Bungalow, Gable On Hip	Classical Revival	C
1507	W. 6th Street	1910		Domestic Bungalow, Cross Gable	Craftsman	C
1509	W. 6th Street	1915	1980	Domestic Bungalow, Cross Gable	Craftsman	NC
1510	W. 6th Street	1965		Domestic		NC
1511	W. 6th Street	1915		Domestic Bungalow, Front Gable	Craftsman	C
1513	W. 6th Street	1905	1925	Domestic L-Plan	Folk Victorian	C
1513 rear	W. 6th Street	1930		Domestic Tudor Revival		C
1515	W. 6th Street	1940		Domestic Bungalow	Minimal Traditional	C
1601	W. 6th Street	1910	1970	Domestic Box, Hipped Roof w/ Dormer(s)	Classical Revival	C
1603	W. 6th Street	1915	2000	Domestic Bungalow, Cross Gable	Craftsman	C
1605	W. 6th Street	1915	1950	Domestic Bungalow, Side Gable	Craftsman	C
1607	W. 6th Street	1915	1985	Domestic Bungalow, Front Gable	Craftsman	C
1609	W. 6th Street	1915	1970	Domestic Front Gable	Craftsman	NC
1611	W. 6th Street	1915	1980	Domestic Side Gable w/ Dormer(s)	Craftsman	NC
1613	W. 6th Street	1930	1980	Domestic Bungalow, Front Gable	Craftsman	NC
1613 rear	W. 6th Street	1930		Domestic Aux: Garage, Pyramidal		C
1615	W. 6th Street	1920	1990	Domestic Gable On Hip	Craftsman	C
1615 B	W. 6th Street	1980		Commercial Pyramidal		NC
1617	W. 6th Street	1925	1985	Domestic Bungalow, Front Gable	Craftsman	NC
1619	W. 6th Street	1935	1980	Domestic Bungalow, Front Gable	Craftsman	NC
1621	W. 6th Street	1930	1975	Domestic Bungalow, Side Gable	Craftsman	NC
1700	W. 6th Street	1985		Domestic Box	Neoclassical Revival	NC
1700 block	W. 6th Street	1930		Landscape Steps		C
1702	W. 6th Street	1985		Domestic Box	Neoclassical Revival	NC
1704	W. 6th Street	1985		Domestic Box	Neoclassical Revival	NC
1706	W. 6th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C*
1706 rear	W. 6th Street	1930		Domestic Aux: Garage		C
1708	W. 6th Street	1912		Domestic Box, Front Gable	Craftsman	NC
1708 rear	W. 6th Street	1912	1940	Domestic Aux: Barn/Garage	Craftsman	C*
1710	W. 6th Street	1925	2004	Domestic Bungalow, Cross Gable	Craftsman	C*
1800	W. 6th Street	1925		Domestic Box	Colonial Revival	C
1802	W. 6th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1804	W. 6th Street	1920		Domestic Bungalow, Cross Gable	Craftsman	C
1806	W. 6th Street	1925	1960	Domestic Cross Gable	Craftsman/Colonial	C
1806 rear	W. 6th Street	1925		Domestic Aux		C
1808	W. 6th Street	1920		Domestic Bungalow	Craftsman	C
1808 rear	W. 6th Street	1920		Domestic Aux: Garage		NC
1412	W. 6 1/2 Street	1877	1898	Domestic Pyramidal Roof	Italianate/Classical Revival	C*
1104	W. 7th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1106	W. 7th Street	1925		Domestic Front Gable	Tudor Revival	C
1107	W. 7th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1108	W. 7th Street	1915		Domestic Front Gable	Classical Revival	C
1110	W. 7th Street	1915	2003	Domestic Hipped Roof	Prairie	C
1110 B	W. 7th Street	2003		Domestic Aux: Garage Apartment		NC

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1111	W. 7th Street	1910		Domestic Cross Gable	Classical Revival	C*
1111 rear	W. 7th Street	1910		Domestic Aux		C
1112	W. 7th Street	1900		Domestic Cross Gable	Queen Anne/Classical Revival	C*
1112 A	W. 7th Street	1900		Domestic Aux: Shed		C*
1112 B	W. 7th Street	1900	1910	Domestic Aux: Stall & Quarters		C*
1112 C	W. 7th Street	1920		Domestic Aux		C*
1114	W. 7th Street	1970		Domestic Apartments		NC
1115	W. 7th Street	1997		Domestic Condos	Neo-Craftsman/Classical Revival	NC
1117	W. 7th Street	1990		Domestic Duplex	Contemporary	NC
1118	W. 7th Street	1925		Domestic Bungalow, Side Gable	Craftsman	C
1120	W. 7th Street	1910		Domestic Hipped Roof w/ Dormer(s)		C
1121	W. 7th Street	1990		Domestic Duplex	Contemporary	NC
W. 8th and West Lynn,		1935		Infrastructure Curb Label		C
W. 10th and Blanco, et. al.						
1206	W. 8th Street	1915	1985	Domestic Side Gable w/ Dormer(s)	Classical Revival	C
1207	W. 8th Street	1920		Domestic Pyramidal		NC
1208	W. 8th Street	1925	1995	Domestic Bungalow, Cross Gable	Craftsman	C
1209	W. 8th Street	1920	1950	Domestic Pyramidal	Craftsman	C
1210	W. 8th Street	1912	1950	Domestic Pyramidal	Classical Revival	C
1211	W. 8th Street	1970		Domestic Apartments	Contemporary	NC
1212	W. 8th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1214	W. 8th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1217	W. 8th Street	1995		Domestic Duplex, Hipped Roof	Neoclassical Revival	NC
1604	W. 8th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1606	W. 8th Street	1925		Domestic Front Gable	Craftsman	C
1606 rear	W. 8th Street	1925		Domestic Aux, Front Gable		C
1607 A, B	W. 8th Street	1925		Domestic Duplex: Bungalow, Front Gable	Craftsman	C
1608	W. 8th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1608 rear	W. 8th Street	1920		Domestic Aux, Front Gable		C
1609 A	W. 8th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1609 B	W. 8th Street	1935		Domestic Aux: Apartment, Front Gable		C
1610	W. 8th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1610 rear	W. 8th Street	1930		Domestic Aux: Garage, Front Gable		C
1611	W. 8th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1614	W. 8th Street	1930	1980	Domestic Flat Roof		NC
1806	W. 8th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1806 rear	W. 8th Street	1925		Domestic Aux: Garage		C
1808	W. 8th Street	1925		Domestic Center-passage, Side Gable	Classical Revival	C
1808 rear	W. 8th Street	1925	2004	Domestic Aux: Garage	Craftsman	NC
1811	W. 8th Street	1910	1950	Domestic		NC
1815	W. 8th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1815 A	W. 8th Street	1925		Landscape Fence/Wall		C*
1815 rear	W. 8th Street	1925	1980	Domestic Aux: Garage		NC
1013	W. 9th Street	1950		Domestic Aux: Apartment, Front Gable		NC
1102	W. 9th Street	1905		Domestic Modified L-Plan	Classical Revival	C*
1102 rear	W. 9th Street	1920		Domestic Aux: Barn		C
1105	W. 9th Street	1915		Domestic Pyramidal	Prairie	C



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1106	W. 9th Street	1930		Domestic Bungalow, Front Gable	Classical Revival	NC
1107	W. 9th Street	1900	1915	Domestic Modified L-Plan w/ Dormer(s)	Classical Revival	C
1108	W. 9th Street	1897	1922	Domestic L-Plan	Queen Anne/Italianate	C*
1108 A	W. 9th Street	2000		Domestic Aux: Garage, Flat Roof		NC
1108 B	W. 9th Street	1897		Landscape Fence		C*
1109	W. 9th Street	1900		Domestic L-Plan	Queen Anne/Classical Revival	C
1109 B	W. 9th Street	1980		Domestic Aux: Garage Apartment		NC
1111	W. 9th Street	1905		Domestic L-Plan	Classical Revival	C
1112	W. 9th Street	1905		Domestic Modified L-Plan	Classical Revival	C*
1114	W. 9th Street	1905		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1114 rear	W. 9th Street	1990		Domestic Aux: Carport		NC
1115	W. 9th Street	1975		Domestic Apartments		NC
1117	W. 9th Street	1910		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1117 B	W. 9th Street	1995		Domestic Apartment	Contemporary	NC
1119	W. 9th Street	1905		Domestic Cross Gable	Classical Revival	C
1119 B	W. 9th Street	1920	1980	Domestic Office		C
1202	W. 9th Street	1900	1985	Domestic L-Plan	Queen Anne/Classical Revival	C*
1203	W. 9th Street	1925		Domestic Aux: Garage Apartment, Pyramidal	Craftsman	C
1204	W. 9th Street	1910		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1205	W. 9th Street	1920		Domestic Bungalow, Gable On Hip	Craftsman	C
1207 A	W. 9th Street	1875		Domestic Pyramidal	Italianate	NC
1207 B	W. 9th Street	1925		Domestic Front Gable	Craftsman	C
1208	W. 9th Street	2004		Domestic Multi-Family	Postmodern	NC
1209	W. 9th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1210	W. 9th Street	1975		Domestic Multi-Family, Side Gable		NC
1211	W. 9th Street	1925	2000	Domestic Pyramidal	Prairie	C
1212	W. 9th Street	1915		Domestic Hipped Roof	Classical Revival	C
1214	W. 9th Street	1955	1970	Domestic Side Gable		NC
1215	W. 9th Street	1910	1960	Domestic Cross Gable	Classical Revival	C
1216	W. 9th Street	1925	2000	Domestic Bungalow, Complex Roof	Craftsman	NC
1217	W. 9th Street	1925		Domestic Gable On Hip	Craftsman	C
1301	W. 9th Street	1960		Domestic Multi-Family, Side Gable		NC
1315	W. 9th Street	1950		Domestic Cross Gable	Ranch	C
1315 B	W. 9th Street	1950		Domestic Aux: Garage Apartment, Side Gable		C
1403	W. 9th Street	1878		Domestic Hipped Roof	Italianate	C*
1403 B	W. 9th Street	1985		Domestic Aux: Garage Apartment	Postmodern	NC
1404	W. 9th Street	1925	1995	Domestic Bungalow, Airplane	Craftsman	C
1406	W. 9th Street	1960		Domestic Side Gable	Ranch	NC
1407	W. 9th Street	1877	1939	Domestic Hipped Roof	Italianate	C*
1407 B	W. 9th Street	1974		Domestic Aux: Apartment	Postmodern	NC
1408	W. 9th Street	1915	1990	Religious Church	Craftsman	C
1408 rear	W. 9th Street	1955		Domestic		NC
1409	W. 9th Street	1940		Domestic Side Gable w/ Dormer(s)	Colonial Revival	C
1410	W. 9th Street	1915		Domestic Bungalow, Front Gable	Craftsman	C
1410 rear	W. 9th Street	1925		Domestic Front Gable		C
1411	W. 9th Street	1915	1975	Domestic Multi-Family, Flat Roof	Craftsman	NC
1411 B	W. 9th Street	1920		Domestic Bungalow, Hipped Roof	Classical Revival	C

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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
1412	W. 9th Street	1915		Domestic Bungalow, Cross Gable	Craftsman	C
1412 rear	W. 9th Street	1920		Domestic Aux, Front Gable		C
1500	W. 9th Street	1882	1984	Domestic Center-passage	Queen Anne	C*
1500 rear	W. 9th Street	1925		Domestic Aux, Hipped Roof	Craftsman	NC
1501	W. 9th Street	1910	1970	Domestic Multi-Family, Box	Classical Revival	NC
1501 B	W. 9th Street	2000		Domestic Aux: Apartment, Side Gable		NC
1502	W. 9th Street	1915		Domestic Bungalow, Front Gable	Craftsman	C
1503	W. 9th Street	1965		Domestic Multi-Family		NC
1504	W. 9th Street	1920	2000	Domestic Bungalow, Front Gable	Craftsman	NC
1506	W. 9th Street	1920	2004	Domestic Complex Roof	Craftsman/Classical Revival	C
1506 rear	W. 9th Street	1920		Domestic Aux: Garage, Front Gable		C
1508	W. 9th Street	1915		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1510	W. 9th Street	1915	1985	Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1510 rear	W. 9th Street	1920		Domestic Aux	Craftsman	NC
1512	W. 9th Street	1920	1955	Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C
1514	W. 9th Street	1920	1935	Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C
1516	W. 9th Street	1920		Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C
1516 rear	W. 9th Street	1980		Domestic Aux: Front Gable		NC
1518	W. 9th Street	1920		Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C
1518 rear	W. 9th Street	1920		Domestic Aux: Garage, Front Gable		C
1602	W. 9th Street	1935		Domestic Bungalow, Side Gable	Craftsman	C
1607	W. 9th Street	1925	1985	Domestic Bungalow, Cross Gable	Craftsman	C
1607 B	W. 9th Street	1990		Domestic Aux: Garage Apartment, Front Gable		NC
1608	W. 9th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1608 rear	W. 9th Street	1925		Domestic Aux: Garage, Front Gable		C
1609	W. 9th Street	1925	1955	Domestic Bungalow, Front Gable	Craftsman	C
1610	W. 9th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1610 rear	W. 9th Street	1970		Domestic Aux: Shed, Front Gable		NC
1611	W. 9th Street	1920		Domestic Bungalow, Cross Gable	Craftsman	C
1611 rear	W. 9th Street	1935		Domestic Aux: Garage, Front Gable		C
1613	W. 9th Street	1920		Domestic Bungalow, Cross Gable	Craftsman	C
1613 B	W. 9th Street	1985		Domestic Aux: Garage Apartment		NC
1617	W. 9th Street	1925		Domestic Bungalow, Front Gable	Craftsman	NC
1300	W. 9 1/2 Street	1865		Domestic Center-passage, Hipped Roof	Classical Revival	C
1308	W. 9 1/2 Street	1915		Domestic Side Gable		C
1308 B	W. 9 1/2 Street	1920		Domestic Aux: Apartment, Hipped Roof		NC
1309	W. 9 1/2 Street	1920		Domestic Gable On Hip	Craftsman	C
1309 rear	W. 9 1/2 Street	1980		Domestic Aux: Shed, Front Gable		NC
1310	W. 9 1/2 Street	1920		Domestic Cross Gable		C
1310 rear	W. 9 1/2 Street	1960		Domestic Aux: Shed		NC
1311	W. 9 1/2 Street	1920	1950	Domestic Pyramidal		NC
1313	W. 9 1/2 Street	1925	2004	Domestic Bungalow, Complex Roof	Craftsman	NC
1313 B	W. 9 1/2 Street	2004		Domestic Aux: Apartment, Front Gable		NC
1604	W. 9 1/2 Street	1925		Domestic Bungalow, Front Gable		C
1606	W. 9 1/2 Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1606 rear	W. 9 1/2 Street	1925		Domestic Aux: Garage, Front Gable		C
1608	W. 9 1/2 Street	1925	1930	Domestic Bungalow, Front Gable	Craftsman	C

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1610	W. 9 ½ Street	1925	1960	Domestic Bungalow, Airplane	Craftsman	NC
1612	W. 9 ½ Street	1925	1960	Domestic Bungalow, Front Gable	Craftsman	C
1612 rear	W. 9 ½ Street	1925		Domestic Aux: Garage, Side Gable		C
1613	W. 9 ½ Street	1925		Domestic Bungalow, Front Gable	Craftsman	NC
1614	W. 9 ½ Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1615	W. 9 ½ Street	1925		Domestic Cross Gable		C
1615 rear	W. 9 ½ Street	1945		Domestic Aux: Garage, Shed Roof		NC
1616	W. 9 ½ Street	1925		Domestic Box, Hipped Roof		C
1618	W. 9 ½ Street	1925	1970	Domestic Gable On Hip		NC
1619	W. 9 ½ Street	1925		Domestic Bungalow, Side Gable	Craftsman	C
1620	W. 9 ½ Street	1925	1995	Domestic Bungalow, Cross Gable	Craftsman	NC
1010	W. 10th Street	1910	2004	Domestic Pyramidal		C
1011	W. 10th Street	1910		Domestic Pyramidal		C
1105	W. 10th Street	1910		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1106	W. 10th Street	1898		Domestic Modified L-Plan	Queen Anne/Classical Revival	C*
1106 A	W. 10th Street	1940		Domestic Aux: Shed/Garage		C
1106 B	W. 10th Street	1910		Domestic Aux: Apartment		NC
1107	W. 10th Street	1920		Domestic Cross Gable	Classical Revival	C
1107 B	W. 10th Street	1990		Domestic Aux: Garage Apartment, Side Gable		NC
1108	W. 10th Street	1895		Domestic Modified L-Plan	Classical Revival	C
1108 B	W. 10th Street	1990		Domestic Aux: Garage Apartment		NC
1109	W. 10th Street	1896		Domestic Modified L-Plan	Queen Anne	C*
1111	W. 10th Street	1970		Domestic Apartment		NC
1112	W. 10th Street	1895		Domestic Modified L-Plan	Queen Anne	C
1112 rear	W. 10th Street	1985		Domestic Aux: Garage, Mansard Roof		NC
1114	W. 10th Street	1900		Domestic Modified L-Plan	Classical Revival	C
1115	W. 10th Street	1970		Domestic Apartment, Flat Roof		NC
1116	W. 10th Street	1900	2000	Domestic Modified L-Plan	Classical Revival	NC
1116 B	W. 10th Street	1940		Domestic Aux: Garage Apartment		C
1118	W. 10th Street	1935		Domestic Side Gable		C
1118 B	W. 10th Street	1935		Domestic Aux: Garage Apartment, Hipped Roof		C
1204	W. 10th Street	1920	2000	Domestic Bungalow, Front Gable	Craftsman	C
1204 rear	W. 10th Street	1935		Domestic Aux: Garage, Front Gable		C
1205	W. 10th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1206	W. 10th Street	1905	1975	Domestic Modified L-Plan	Folk Victorian	C
1207	W. 10th Street	1915	1930	Domestic Bungalow, Cross Gable	Craftsman	C
1209	W. 10th Street	1930		Domestic Bungalow, Side Gable	Craftsman/Classical Revival	C
1209 rear	W. 10th Street	1930		Domestic Aux: Garage, Front Gable		C
1211	W. 10th Street	1920	1985	Domestic Bungalow, Front Gable	Craftsman	NC
1211 A	W. 10th Street	1985		Domestic Aux: Greenhouse, Front Gable		NC
1211 B	W. 10th Street	1930		Domestic Aux: Garage, Front Gable		C
1301	W. 10th Street	1905		Domestic L-Plan	Folk Victorian	C
1302	W. 10th Street	1930		Domestic Bungalow, Front Gable	Craftsman	C
1303	W. 10th Street	1910		Domestic Cross Gable	Classical Revival	C
1305	W. 10th Street	1920	1985	Domestic Bungalow, Front Gable	Craftsman	C
1305 rear	W. 10th Street	1930		Domestic Aux: Garage, Front Gable		C
1307	W. 10th Street	1920	2000	Domestic Complex Roof	Craftsman	NC

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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
1309	W. 10th Street	1920	2000	Domestic Foursquare	Classical Revival	C
1309 rear	W. 10th Street	2000		Domestic Aux: Garage, Front Gable		NC
1311	W. 10th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1317	W. 10th Street	1925		Landscape Park		C
1317 A	W. 10th Street	1935		Recreation Park Bath House	Tudor Revival	C*
1317 B	W. 10th Street	1935		Recreation Pool		C*
1400	W. 10th Street	1925		Domestic Bungalow, Side Gable	Craftsman	C
1400 rear	W. 10th Street	1990		Domestic Aux: Garage, Front Gable		NC
1403	W. 10th Street	1915		Domestic Gable On Hip	Craftsman	C
1405	W. 10th Street	1915	1950	Domestic Bungalow, Front Gable	Craftsman	C
1407	W. 10th Street	1915		Domestic Bungalow, Front Gable	Craftsman	C
1408	W. 10th Street	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1408 rear	W. 10th Street	1925		Domestic Aux: Garage, Front Gable		C
1409	W. 10th Street	1930	1950	Domestic Bungalow, Front Gable	Craftsman	C
1409 rear	W. 10th Street	1930		Domestic Aux, Front Gable		C
1411	W. 10th Street	1995	2004	Domestic Hipped Roof	Neo-Mediterranean	NC
1415	W. 10th Street	1950		Domestic Aux: Garage Apartment		NC
1417	W. 10th Street	1945		Domestic Side Gable	Craftsman	C
1503	W. 10th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1505	W. 10th Street	1955		Domestic Duplex, Front Gable		NC
1507	W. 10th Street	1960		Domestic Duplex, Hipped Roof		NC
1510	W. 10th Street	1910	1940	Domestic Front Gable	Folk Victorian/Classical Revival	C
1511 A, B	W. 10th Street	1960		Domestic Duplex, Hipped Roof		NC
1513	W. 10th Street	1925		Domestic Side Gable	Tudor/Craftsman	C
1513 rear	W. 10th Street	1940		Domestic Aux: Garage, Front Gable		NC
1108	W. 11th Street	1890		Domestic Center-passage	Folk Victorian	C*
1111	W. 11th Street	1870	1890	Education Military Institute	Medieval Revival	C*
1111 rear	W. 11th Street	1925		Domestic Aux: Garage		C
1112	W. 11th Street	1980		Domestic Apartments	Mansard	NC
1114	W. 11th Street	1895		Domestic Hipped Roof w/ Gable(s)	Queen Anne	C
1115	W. 11th Street	1915	1930	Domestic Center-passage, Side Gable		C
W. 12th and Blanco		1895		Infrastructure Moonlight Tower		NR
1101	W. 12th Street	1930	1950	Domestic Bungalow, Cross Gable	Craftsman	NC
1105	W. 12th Street	1900		Domestic Hipped Roof	Classical Revival	C
1111	W. 12th Street	1985		Domestic Apartment	Mansard	NC
1206	W. 12th Street	1925		Domestic Pyramidal		NC
1206 B	W. 12th Street	1925		Domestic Aux: Garage Apartment, Front Gable		C
1207	W. 12th Street	1925	1990	Domestic Bungalow, Cross Gable	Craftsman	C
1208	W. 12th Street	1910		Domestic Pyramidal w/ Dormer(s)	Classical Revival	C
1208 B	W. 12th Street	1925	1960	Domestic Aux: Garage Apartment		NC
1209	W. 12th Street	1905	1930	Domestic Front Gable	Classical Revival	C
1210	W. 12th Street	1945		Domestic Side Gable/Temple Front	Classical Revival	C
1210 rear	W. 12th Street	1945		Domestic Aux: Garage		NC
1211	W. 12th Street	1900	1955	Domestic Center-passage, Side Gable		C*
1212	W. 12th Street	1920		Domestic Bungalow, Front Gable	Craftsman	C
1212 rear	W. 12th Street	1925		Domestic Aux, Front Gable		C
1213	W. 12th Street	1920	1955	Domestic Bungalow, Front Gable	Craftsman	C

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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
1307	W. 12th Street	1935		Domestic Cross Gable	Minimal Traditional	C
1308	W. 12th Street	1950		Domestic Duplex, Pyramidal, Low Pitched	Modern	NC
1311	W. 12th Street	1945		Domestic Flat Roof	Modern	C
1313	W. 12th Street	1925		Domestic Bungalow, Front Gable	Craftsman	C
1403	W. 12th Street	1950		Domestic Hipped Roof, Low Pitched	Modern	C
1404 A, B	W. 12th Street	1940		Domestic Duplex, Hipped Roof w/ Gable Vent		C
1503	W. 12th Street	1940		Domestic Duplex, Front Gable		NC
1505 A, B	W. 12th Street	1945		Domestic Duplex, Front Gable		C
1505 C	W. 12th Street	1950		Domestic Aux: Carport, Flat Roof		NC
1505 D, E	W. 12th Street	1940		Domestic Duplex, Hipped w/ Front Gables	Classical Revival	C
1612	W. 12th Street	1950		Domestic Bungalow, Front Gable		NC
1616	W. 12th Street	1935		Domestic Hipped Roof		C
1618	W. 12th Street	1935		Domestic Aux: Garage Apartment, Pyramidal		NC
1620	W. 12th Street	1945		Domestic Aux: Garage Apartment, Pyramidal		NC
1210	W. 13th Street	1935		Domestic L-Shaped, Gable Roof	Spanish Colonial Revival	C
1210 rear	W. 13th Street	1935		Domestic Aux: Garage, Flat Roof		C
1212	W. 13th Street	1960		Domestic Apartments, U-Plan		NC
1301	W. 13th Street	1940		Domestic Apartments, Side Gable		C*
1400	W. 13th Street	1935		Domestic Hipped Roof w/ Gable(s)	Colonial Revival	C
1400 B	W. 13th Street	1935		Domestic Aux: Garage Apartment, Hipped Roof		C
1402	W. 13th Street	1950	1975	Domestic Hipped Roof		NC
1404	W. 13th Street	1940	1985	Domestic Side Gable	Colonial Revival	NC
1406	W. 13th Street	1940		Domestic Cross Gable	Minimal Traditional	C
1408	W. 13th Street	1940		Domestic Side Gable w/ Paired Front Gables	Minimal Traditional	C
1408 rear	W. 13th Street	1940		Domestic Aux: Garage, Front Gable		C
1410	W. 13th Street	1938	2000	Domestic Side Gable		NC
1507	W. 13th Street	1945		Domestic Apartments, Flat Roof	Modern	C
606	Augusta	1930		Domestic Bungalow, Hipped Roof		C
608	Augusta	1920		Domestic Bungalow, Front Gable	Craftsman	C*
708	Augusta	1920	1980	Domestic Bungalow, Front Gable	Craftsman	C
710	Augusta	1915		Domestic Hipped Roof		NC
502	Baylor	1920		Domestic Bungalow, Front Gable	Craftsman	C
505	Baylor	1492		Landscape Site, Live Oak Tree		C*
506	Baylor	1893		Domestic Cross Gable	Queen Anne/Classical Revival	NR
508	Baylor	1925		Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C
510	Baylor	1876	1900	Domestic L-Plan	Queen Anne	NR
510 rear	Baylor	1930		Domestic Aux: Garage, Front Gable		C
600-800 block	Baylor	1935		Landscape Retaining Wall/Steps		C
603	Baylor	1925		Domestic Bungalow, Side Gable	Craftsman	C
604	Baylor	1920		Domestic Pyramidal	Classical Revival	C
605	Baylor	1915		Domestic Foursquare		C
607	Baylor	1920		Domestic Bungalow, Front Gable	Craftsman	C
607 rear	Baylor	1920		Domestic Aux: Garage, Front Gable		NC
608	Baylor	1904	1961	Domestic Modified L-Plan	Queen Anne/Classical Revival	C*
609	Baylor	1915		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C*
610	Baylor	1903		Domestic Gable w/ Dormer(s)	Classical Revival	C
611	Baylor	1920		Domestic Duplex, Pyramidal		NC

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613	Baylor	1920		Domestic Bungalow, Front Gable		C*
613 B	Baylor	1940		Domestic Aux: Apartment, Hipped Roof		C
700	Baylor	1920		Domestic Bungalow, Cross Gable	Craftsman	C
701	Baylor	1925		Domestic Bungalow, Front Gable	Craftsman	C
701 rear	Baylor	1975		Landscape Wall	Folk Art	NC
702	Baylor	1925		Domestic Bungalow, Front Gable	Craftsman	C*
703	Baylor	1925		Domestic Bungalow, Cross Gable	Craftsman	C
704	Baylor	1920		Domestic Bungalow, Front Gable	Craftsman	C*
705	Baylor	1915		Domestic Bungalow, Front Gable		C
707	Baylor	1925		Domestic Bungalow, Cross Gable	Craftsman	C
709	Baylor	1950		Domestic Aux: Garage Apartment		NC
709 B	Baylor	1955		Domestic Apartment		NC
804	Baylor	1924		Domestic Foursquare	Prairie/Jugendstil	NR
804 B	Baylor	1924		Domestic Aux: Garage Apartment		NR
806	Baylor	1895		Domestic Modified L-Plan	Queen Anne/Classical Revival	C
807	Baylor	1905		Domestic L-Plan	Folk Victorian	C*
807 rear	Baylor	1925		Domestic Aux: Garage, Front Gable		C
808	Baylor	1915		Domestic Foursquare	Classical Revival	C
808 B	Baylor	1915		Domestic Apartments		C
809	Baylor	1920		Domestic Bungalow, Cross Gable	Craftsman	C
901	Baylor	1910	1990	Commercial Office	Mission Revival	NC
909	Baylor	1930		Domestic Aux: Servants Quarters	Colonial Revival	NC
910	Baylor	1935		Domestic Center-passage	Colonial Revival	NC
1000	Baylor	1925		Domestic Bungalow, Front Gable	Classical Revival	C
1002	Baylor	1945		Domestic Side Gable	Ranch	NC
1007	Baylor	1920		Domestic Bungalow, Side Gable		C
1008	Baylor	1980		Domestic Foundation: Apartments		NC
1009	Baylor	1925		Domestic Bungalow, Front Gable	Craftsman	C
1100	Baylor	1920		Domestic Box, Front Gable	Classical Revival	C
1102	Baylor	1935		Domestic Bungalow, Side Gable	Craftsman	C
1102 B	Baylor	1925		Domestic Bungalow, Cross Gable		C
1104	Baylor	1930		Domestic Bungalow, Side Gable	Craftsman	NC
1106	Baylor	1930		Domestic Duplex, Box, Side Gable	Classical Revival	C
1108	Baylor	1920		Domestic Duplex, Front Gable		C
605	Blanco	1925		Domestic		C
606	Blanco	1930	1970	Domestic Flat Roof	Spanish Colonial Revival	NC
607	Blanco	1925		Domestic Bungalow, Cross Gable	Craftsman	C*
608	Blanco	1910		Domestic Center-passage, Front Gable	Classical Revival	C
608 rear	Blanco	1925		Domestic Aux, Hipped Roof		C
609	Blanco	1980		Domestic Multi-Family	Contemporary	NC
611	Blanco	1915		Domestic Bungalow, Hipped w/ Dormer(s)	Classical Revival	C
612	Blanco	1915		Domestic Cross Gable	Classical Revival	NC
612 B	Blanco	1995		Domestic Aux: Garage Apartment		NC
613	Blanco	1935		Domestic Bungalow, Side Gable	Craftsman	C
614	Blanco	1890		Landscape Wall		C*
617	Blanco	1910		Domestic Victorian	Queen Anne/Classical Revival	NC
701	Blanco	1910		Domestic L-Plan		NC

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702	Blanco	1910		Domestic Church/Multi-Family		NC
705	Blanco	1910	1980	Domestic Hipped Roof	Classical Revival	NC
707	Blanco	1920		Domestic Bungalow, Front Gable	Craftsman	C
800	Blanco	1910		Domestic Pyramidal	Classical Revival	C
802	Blanco	1915		Domestic Multi-Hipped	Classical Revival	C
804	Blanco	1915		Domestic Bungalow, Front Gable	Craftsman	NC
804 rear	Blanco	1925		Domestic Aux, Side Gable		NC
806	Blanco	1915		Domestic Bungalow, Front Gable	Craftsman	C
807	Blanco	1980		Domestic Apartments	Contemporary	NC
808	Blanco	1915		Domestic Bungalow, Cross Gable	Craftsman	C*
808 rear	Blanco	1940		Domestic Aux: Garage		C
810	Blanco	1920		Domestic Bungalow, Front Gable	Craftsman	NC
811	Blanco	1915		Domestic Hipped Roof	Colonial Revival	C
811 B	Blanco	1930		Domestic Aux: Garage Apartment, Hipped Roof		NC
900	Blanco	1920		Domestic Bungalow, Front Gable	Craftsman	C
901	Blanco	1910		Domestic Bungalow, Cross Gable	Classical Revival	C
902	Blanco	1895		Domestic L-Plan	Queen Anne	C*
902 B	Blanco	1990		Domestic Aux: Garage Apartment		NC
903	Blanco	1915		Domestic Bungalow, Gable On Hip	Classical Revival	NC
905	Blanco	1915		Domestic Bungalow, Side Gable	Classical Revival	C
906	Blanco	1925		Domestic Aux: Garage Apartment, Side Gable		C
907	Blanco	1920		Domestic Bungalow, Front Gable		NC
908	Blanco	1900		Domestic L-Plan	Classical Revival	C*
908 B	Blanco	1920	1990	Domestic Aux: Apartment, Side Gable		C
910	Blanco	1890	1960	Domestic U-Plan	Queen Anne	C*
911	Blanco	1970		Domestic Apartments		NC
912	Blanco	1915		Domestic Bungalow, Front Gable	Craftsman	C
912 rear	Blanco	1915		Domestic Aux: Garage		C
914	Blanco	1915		Domestic Bungalow, Front Gable	Craftsman	C
914 B	Blanco	1955		Domestic Aux: Apartment, Front Gable		NC
1000	Blanco	1908		Civic Firehall	Romanesque Revival	C*
1001	Blanco	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1003	Blanco	1925		Domestic Side Gable w/ Dormer(s)	Craftsman	C
1005	Blanco	1925		Domestic Bungalow, Cross Gable	Classical Revival	C
1007	Blanco	1950		Domestic Flat Roof	Ranch	NC
1007 A, B	Blanco	1935		Domestic Aux: Garage Apartments, Front Gable		C
1009	Blanco	1910		Domestic Bungalow, Hipped Roof	Classical Revival	C
1011	Blanco	1920		Domestic Bungalow, Front Gable	Classical Revival	C
1011 rear	Blanco	1920		Domestic Aux: Garage, Front Gable		C
1013	Blanco	1900		Domestic Pyramidal w/ Dormer(s)	Classical Revival	C
1013 rear	Blanco	1960		Domestic Aux: Garage, Front Gable		NC
1100	Blanco	1960		Domestic Apartments	Contemporary	NC
1101	Blanco	1895		Domestic Modified L-Plan	Queen Anne	C
1102	Blanco	1889		Domestic Front Gable	Classical Revival	C*
1104	Blanco	1905	2000	Domestic Hipped Roof	Prairie	NC
1108	Blanco	1895		Domestic L-Plan	Queen Anne	C*
1110	Blanco	1877	1891	Domestic L-Plan	Eastlake	NR

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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
1110 rear	Blanco	1990		Domestic Aux: Carport, Front Gable		NC
701	Brownlee	1955		Domestic Side Gable	Ranch	NC
702	Brownlee	1955		Domestic Flat Roof	Contemporary	C
703	Brownlee	1970		Domestic Cross Gable	Contemporary	NC
705 A, B	Brownlee	1960	1985	Domestic Duplex, Cross Gable	Ranch	NC
707	Brownlee	1995		Domestic Hipped Roof	Neo-Mediterranean	NC
707 rear	Brownlee	1995		Domestic Aux, Hipped Roof		NC
709	Brownlee	1955		Domestic Shed Roof	Modern	C
711	Brownlee	1950	1985	Domestic Hipped Roof		NC
712	Brownlee	1955		Domestic Hipped Roof	Ranch	NC
713	Brownlee	1955		Domestic Front Gable		NC
715	Brownlee	1955	1980	Domestic Hipped Roof		NC
716	Brownlee	1955		Domestic Hipped Roof	Minimal Trad./Ranch	C
717	Brownlee	1990		Domestic Cross Gable		NC
507	Campbell	1955		Commercial Shed, Front Gable		NC
1100	Castle Hill Court	1930		Domestic Cross Gable	Tudor Revival	C
1100 rear	Castle Hill Court	1995		Domestic Aux: Garage		NC
1101	Castle Hill Court	1927	1995	Domestic Bungalow, Cross Gable	Classical Revival	NC
1612	Confederate	1925		Domestic Cross Gable	Craftsman	C
1614	Confederate	1925		Domestic Bungalow, Front Gable	Classical Revival	C
1614 B	Confederate	1970		Domestic Aux: Garage Apartment, Front Gable		NC
1615	Confederate	1945		Domestic Side Gable	Minimal Traditional	C
1615 rear	Confederate	1945		Domestic Aux: Garage, Front Gable		C
1616	Confederate	1920		Domestic Side Gable		C
1618	Confederate	1925		Domestic Bungalow, Front Gable	Craftsman/Classical Revival	C
1621	Confederate	1990		Domestic Multi-Hipped		NC
1622	Confederate	1925	1995	Domestic Multi-Gable	Craftsman/Classical Revival	C
1001	Eason	1925		Domestic Bungalow, Front Gable	Craftsman	C
1001 rear	Eason	1935		Domestic Aux: Garage, Front Gable		C
1002	Eason	1930	1980	Domestic Hipped Roof	Craftsman	C
1004	Eason	1930	1970	Domestic Cross Gable	Classical Revival	NC
1005	Eason	1950		Domestic Cross Gable	Minimal Traditional	NC
1006	Eason	1925	1995	Domestic Side Gable	Classical Revival	C
1007	Eason	1939		Domestic Duplex: Bungalow, Front Gable	Craftsman	C
1007 rear	Eason	1939		Domestic Aux, Front Gable		C
1009	Eason	1935		Domestic Duplex, Side Gable w/ Dormer(s)	Craftsman	C
1101	Eason	1940		Domestic Cross Gable	Minimal Traditional	C
1101 rear	Eason	1940		Domestic Aux: Garage		C
1102	Eason	1940		Domestic Hipped Roof		NC
1104	Eason	1945		Domestic Gable On Hip		C
1105	Eason	1999		Domestic Cross Gable w/ Dormer(s)	Neo-Craftsman	NC
1107	Eason	1950		Domestic Side Gable		NC
1000	Elm	1925	1955	Domestic Bungalow, Front Gable	Classical Revival	C
1000 B	Elm	1990		Domestic Aux: Garage Apartment, Side Gable		NC
1002	Elm	1925		Domestic Bungalow, Front Gable	Craftsman	C
1002 B	Elm	1980		Domestic Aux: Garage Apartment, Front Gable		NC
1003	Elm	1925		Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C



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1004	Elm	1925	1980	Domestic Cross Gable	Craftsman/Classical Revival	C
1004 B	Elm	1935		Domestic Aux: Garage Apartment, Side Gable		C
1006	Elm	1975		Domestic Side Gable	Monterrey	NC
1006 rear	Elm	1975		Domestic Aux: Garage, Front Gable		NC
1007	Elm	1925		Domestic U-Plan, Hipped w/ Front Gable		C
1007 B	Elm	1930		Domestic Aux: Apartment	Craftsman	C
1008	Elm	1925		Domestic Bungalow, Side Gable	Craftsman	C*
1008 rear	Elm	1960		Domestic Aux: Garage		NC
1009	Elm	1925		Domestic Cross Gable	Tudor Revival	C
1009 rear	Elm	1930	1980	Domestic Aux: Garage		NC
1100	Elm	1925	1980	Domestic Bungalow, Front Gable	Craftsman	C
1100 rear	Elm	1925		Domestic Aux: Garage, Front Gable		C
1101	Elm	1990		Domestic Apartments		NC
1102	Elm	1925	1955	Domestic Bungalow, Cross Gable	Craftsman	C
1102 B	Elm	1955		Domestic Aux: Garage Apartment, Front Gable		NC
1104	Elm	1925	1990	Domestic Bungalow, Cross Gable	Craftsman	C
1104 rear	Elm	1925		Domestic Aux: Garage, Front Gable		C
1106	Elm	1925	1990	Domestic Gable On Hip	Craftsman	C
1106 rear	Elm	1980		Domestic Aux: Garage, Front Gable		NC
1108	Elm	1925		Domestic Cross Gable	Romanesque Revival	C
1109	Elm	1990		Domestic Apartments		NC
1200	Elm	1960		Domestic Apartments, Cross Gable, Low Pitched		NC
1201	Elm	2004		Domestic Condos	Neo-Craftsman	NC
1209	Elm	1945		Domestic Apartments, Flat Roof	Modern	C
1702	Francis	1915		Domestic Box, Hipped Roof w/ Dormer(s)	Classical Revival	C
1704	Francis	1920		Domestic Bungalow, Front Gable	Craftsman	C*
1704 rear	Francis	1920		Domestic Aux: Shed		C
1705	Francis	1915		Domestic Box, Hipped Roof w/ Dormer(s)	Classical Revival	C*
1706	Francis	1920		Domestic Cross Gable	Craftsman	C*
1706 rear	Francis	1925		Domestic Aux: Garage, Front Gable		C
1707	Francis	1915	1990	Domestic Box, Hipped Roof w/ Dormer(s)	Classical Revival	C
1707 rear	Francis	1920		Domestic Aux: Garage		NC
1709	Francis	1915	1985	Domestic Box, Hipped & Gable	Classical Revival	NC
1709 rear	Francis	1980		Domestic Aux		NC
1711	Francis	1935		Domestic Cross Gable	Tudor Revival	C
1711 rear	Francis	1935		Domestic Aux	Craftsman	C
600 A	Harthan	1920	1990	Domestic Office	Spanish Colonial Revival	C
600 B	Harthan	1920		Domestic Multi-Family	Spanish Eclectic	C*
602	Harthan	1875	1912	Domestic L-Plan	Classical Revival/Italianate	NR
604	Harthan	1912		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C*
605	Harthan	1915	1965	Domestic Pyramidal	Classical Revival	C
606	Harthan	1910	1920	Domestic L-Plan	Queen Anne/Classical Revival	C
607	Harthan	1915	1965	Domestic Hipped Roof	Classical Revival	NC
608	Harthan	1912	1940	Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
608 rear	Harthan	1935		Domestic Aux: Garage, Front Gable		C
609	Harthan	1920		Domestic Front Gable	Classical Revival	C
610	Harthan	1915	1935	Domestic Front Gable	Classical Revival	C

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602	Highland	1915		Domestic Bungalow, Front Gable	Craftsman	C
603	Highland	1925		Domestic Bungalow, Cross Gable	Craftsman	C
604	Highland	1925	1975	Domestic Side Gable	Classical Revival	C
605	Highland	1920		Domestic Bungalow, Cross Gable	Craftsman	C
606	Highland	1915	1950	Domestic Bungalow, Front Gable	Craftsman	C
608	Highland	2002		Domestic Duplex	Neo-Craftsman	NC
610	Highland	1915	2000	Domestic Bungalow, Front Gable	Craftsman	C
612	Highland	1915		Domestic Bungalow, Front Gable	Craftsman	C*
614	Highland	1960		Domestic Duplex	Modern	NC
616	Highland	1915	2000	Domestic Bungalow, Front Gable	Craftsman	C
617	Highland	1920		Domestic Cross Gable	Craftsman	C
700	Highland	1915		Domestic Side Gable w/ Dormer(s)	Craftsman/Classical Revival	C
701	Highland	1915		Domestic Fourplex, Pyramidal	Prairie	C
702	Highland	1915	1950	Domestic Bungalow, Front Gable	Craftsman	C*
702 rear	Highland	1935		Domestic Aux: Garage, Front Gable		C
704	Highland	1915	1990	Domestic Bungalow, Front Gable	Craftsman	C
705	Highland	1995		Domestic Bungalow, Front Gable	Neo-Craftsman	NC
706	Highland	1915	1990	Domestic Bungalow, Front Gable	Craftsman	C
707	Highland	1915	1960	Domestic Bungalow, Front Gable	Craftsman	C
707 rear	Highland	1915		Domestic Aux: Garage, Front Gable		C
708	Highland	1915	1940	Domestic Bungalow, Front Gable	Craftsman	C
800	Highland	1938	1980	Domestic Bungalow, Side Gable	Craftsman	C
800 rear	Highland	1980		Domestic Aux: Garage, Side Gable		NC
801	Highland	1925	1960	Domestic Bungalow, Cross Gable	Craftsman	NC
801 rear	Highland	1925		Domestic Aux: Garage, Front Gable		C
802	Highland	1915	1975	Domestic Hipped Roof w/ Gable(s)	Craftsman/Classical Revival	C
804	Highland	1915		Domestic Hipped Roof w/ Gable(s)	Craftsman/Classical Revival	C
806	Highland	1920		Domestic Bungalow, Front Gable	Craftsman	C
1000	Lorrain	1935		Domestic Bungalow, Cross Gable		C
1000 rear	Lorrain	1935		Domestic Aux: Garage, Front Gable		C
1001	Lorrain	2004		Domestic Hipped Roof w/ Dormer(s)	Postmodern	NC
1002	Lorrain	1915	1990	Domestic Side Gable w/ Dormer(s)	Craftsman/Classical Revival	NC
1002 rear	Lorrain	1930	1990	Domestic Aux: Playhouse	Queen Anne	NC
1003	Lorrain	1945		Domestic Flat Roof	Ranch	C
1004	Lorrain	1935	1985	Domestic Cross Gable	Tudor Revival	NC
1005	Lorrain	1950		Domestic Flat Roof	Ranch	NC
1006	Lorrain	1960		Domestic Front Gable		NC
1007	Lorrain	1935		Domestic Cross Gable	Tudor Revival	C
1008	Lorrain	1995		Domestic Postmodern		NC
1009	Lorrain	1940		Domestic Bungalow, Front Gable	Craftsman	C
1100	Lorrain	1920	1995	Domestic Side Gable w/ Dormer(s)		NC
1101	Lorrain	1945		Domestic Cross Gable	Minimal Traditional	C
1101 B	Lorrain	1930		Domestic Aux: Apartment, Front Gable		C
1102	Lorrain	1990		Domestic Side Gable	Neocolonial	NC
1103	Lorrain	1940		Domestic Cross Gable	Minimal Traditional	C
1103 B	Lorrain	1950		Domestic Aux: Garage Apartment, Side Gable		NC
1104	Lorrain	1950		Domestic Pyramidal		NC

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1104 rear	Lorrain	1950		Domestic Aux: Garage, Pyramidal		NC
1105	Lorrain	1940	1960	Domestic Side Gable	Ranch	NC
1106	Lorrain	1935	1985	Domestic Cross Gable	Tudor Revival	NC
1107	Lorrain	1935		Domestic Side Gable	Colonial Revival	C
1107 rear	Lorrain	1935		Domestic Aux: Garage, Front Gable		C
1200	Lorrain	1940		Domestic Cross Gable	Tudor Revival	C*
1200 rear	Lorrain	1940	1980	Domestic Aux: Shed		NC
1202	Lorrain	1945		Domestic Cross Gable	Tudor Revival	C
1202 B	Lorrain	1945		Domestic Aux: Garage Apartment, Pyramidal	Craftsman	NC
1203	Lorrain	1935		Domestic Hipped Roof w/ Dormer(s)	Cape Cod	C
1203 rear	Lorrain	1990		Domestic Aux: Garage, Front Gable		NC
1204	Lorrain	1945		Domestic Side Gable	Monterrey	C
1204 rear	Lorrain	1945		Domestic Aux: Garage, Pyramidal		C
1205	Lorrain	1955		Domestic Pyramidal		NC
1205 B	Lorrain	1955		Domestic Aux: Garage Apartment		NC
1206	Lorrain	1940		Domestic Flat Roof	Art Moderne	C
1206 rear	Lorrain	1940		Domestic Aux: Garage, Flat Roof		C
1207	Lorrain	1950		Domestic Side Gable		NC
1210	Lorrain	1980		Domestic Apartments		NC
1211	Lorrain	1940		Domestic Side Gable	Cape Cod	C
1211 rear	Lorrain	1940		Domestic Aux: Garage, Shed Roof		C
1302	Lorrain	1925		Domestic Bungalow, Side Gable w/ Dormers	Cape Cod/Craftsman	NC
1200	Marshall	1940		Domestic Side Gable	Minimal Traditional	C
1201	Marshall	1950		Domestic Apartments, Hipped Roof, Low Pitched		NC
1202	Marshall	1950		Domestic Apartments, Hipped Roof	Modern	C
1203	Marshall	1950		Domestic Apartments		NC
1204	Marshall	1950		Domestic Apartments, Hipped Roof	Modern	C
1205	Marshall	1945		Domestic Hipped Roof	Minimal Traditional	C
1206	Marshall	1945		Domestic Cross Gable	Minimal Traditional	C
1206 B	Marshall	1980		Domestic Aux: Garage Apartment, Front Gable		NC
1207	Marshall	1950		Domestic Cross Gable	Ranch	NC
1208	Marshall	1945		Domestic Side Gable	Minimal Traditional	C
1208 B	Marshall	1985		Domestic Aux: Apartment, Side Gable		NC
1210	Marshall	1940		Domestic Cross Gable	Tudor Revival	C
1210 B	Marshall	1985		Domestic Aux: Apartment, Hipped Roof		NC
1211	Marshall	1940		Domestic Side Gable	Minimal Traditional	C
1211 rear	Marshall	1940		Domestic Aux: Garage, Side Gable		C
1301	Marshall	2000		Domestic Multi-Family, L-Shaped		NC
905	Maufrais	1935		Domestic Side Gable	Classical Revival	C
905 rear	Maufrais	1935		Domestic Aux: Garage, Front Gable		C
906	Maufrais	1930	1955	Domestic Bungalow, Front Gable	Craftsman	C
908	Maufrais	1930	1995	Domestic Side Gable		NC
910	Maufrais	1930		Domestic Aux: Garage Apartment, Side Gable	Craftsman	NC
1001	Maufrais	1930		Domestic Bungalow, Front Gable	Craftsman	NC
1003	Maufrais	1950		Domestic Side Gable	Ranch	C
1003 B	Maufrais	1950		Domestic Aux: Apartment, Side Gable		C
1004	Maufrais	1950	1990	Domestic Cross Gable	Eclectic	NC

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1006	Maufrais	1915	1985	Domestic Front Gable	Queen Anne/Classical Revival	NC
1007	Maufrais	1940		Domestic L-Plan, Cross Gable	Minimal Traditional	C
1007 rear	Maufrais	1940		Domestic Aux: Garage, Front Gable		C
1008	Maufrais	1935		Domestic Cross Gable	Classical Revival	C
1009	Maufrais	1950		Domestic Pyramidal	Minimal Traditional	C
1100	Maufrais	1935		Domestic Bungalow, Cross Gable		C
1100 rear	Maufrais	1935		Domestic Aux: Garage, Front Gable		C
1101	Maufrais	1935		Domestic Duplex, Side Gable w/ Entries	Craftsman	C
1101 B	Maufrais	1935		Domestic Aux: Apartment, Front Gable		NC
1102	Maufrais	1930		Domestic Front Gable		C
1103	Maufrais	1935	1955	Domestic Cross Gable	Minimal Traditional	C
1104	Maufrais	1925	1955	Domestic Bungalow, Front Gable	Craftsman	C
1105	Maufrais	1935		Domestic U-Plan, Gable Wings	Minimal Traditional	C
1106	Maufrais	2004		Domestic Side Gable	Postmodern	NC
1107	Maufrais	1935		Domestic U-Plan, Gable Wings	Minimal Traditional	C
1107 B	Maufrais	1980		Domestic Aux: Apartment, Front Gable		NC
1108	Maufrais	1930	1960	Domestic Side Gable	Craftsman	C
1109	Maufrais	1935		Domestic U-Plan, Gable Wings	Minimal Traditional	C
800	Nelson	1960		Domestic Multi-Family, Hipped Roof		NC
805	Nelson	1940	2000	Domestic Side Gable		NC
806	Nelson	1960		Domestic Multi-Family, Hipped Roof		NC
500	Oakland	1915		Domestic Bungalow, Cross Gable	Craftsman	NC
501	Oakland	1930		Domestic Bungalow, Side Gable	Colonial Revival	NC
502	Oakland	1920		Domestic Bungalow, Front Gable	Craftsman	NC
503	Oakland	1915	1975	Domestic Bungalow, Front Gable	Craftsman	C
504	Oakland	1915		Domestic Bungalow, Cross Gable	Craftsman	C
505	Oakland	1920		Domestic Hipped Roof	Classical Revival	C
505 rear	Oakland	1920		Domestic Aux: Garage, Front Gable		C
506	Oakland	1920		Domestic Office, Bungalow, Front Gable	Craftsman	C
507	Oakland	1920		Domestic Bungalow, Front Gable	Craftsman	C
507 rear	Oakland	1930		Domestic Aux		NC
508	Oakland	1915		Domestic Office, Bungalow, Cross Gable	Craftsman	C
509	Oakland	1915		Domestic Bungalow, Front Gable	Craftsman	C
511	Oakland	1920		Domestic Aux, Front Gable		C
603	Oakland	1915	1985	Domestic Bungalow, Front Gable	Craftsman	C
605	Oakland	1920		Domestic Bungalow, Cross Gable	Craftsman	C
606	Oakland	1920	1950	Domestic Bungalow, Front Gable	Craftsman	C
606 rear	Oakland	1920		Domestic Aux, Front Gable		NC
607	Oakland	1925	1950	Domestic Bungalow, Gable On Hip	Craftsman	C
608	Oakland	1915		Domestic Bungalow, Front Gable	Craftsman	C
609	Oakland	1915	1945	Domestic Side Gable w/ Dormer(s)	Classical Revival	C
609 rear	Oakland	1920		Domestic Aux: Garage, Hipped Roof		C
610	Oakland	1940	2000	Domestic Complex Roof	Neo-Victorian	NC
611	Oakland	1915	1950	Domestic Cross Gable w/ Dormer(s)	Classical Revival	C
611 rear	Oakland	1915		Domestic Aux: Garage, Front Gable		C
612	Oakland	1940	1980	Domestic Cross Gable		C
613	Oakland	1945	1970	Domestic Front Gable	Minimal Traditional	NC

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614	Oakland	1940	1980	Domestic Cross Gable		C
615	Oakland	1915	1990	Domestic Bungalow, Cross Gable	Craftsman	C
616	Oakland	1990		Domestic Front Gable	Contemporary	NC
617	Oakland	1915	1970	Domestic Bungalow, Cross Gable	Craftsman	C
700	Oakland	1915		Domestic Gable On Hip	Craftsman	C
701	Oakland	1935	1990	Domestic Side Gable	Colonial Revival	NC
701 B	Oakland	2000		Domestic Aux: Garage Apartment		NC
702	Oakland	1990		Domestic Front Gable	Contemporary	NC
703	Oakland	1935		Domestic Duplex, Side Gable	Craftsman	C
704	Oakland	1915	1980	Domestic Bungalow, Front Gable	Craftsman	C
704 rear	Oakland	1915		Domestic Aux: Garage, Hipped Roof		C
705	Oakland	1935	1975	Domestic Pyramidal	Classical Revival	C
706	Oakland	1920	1995	Domestic Bungalow, Cross Gable	Craftsman	NC
706 rear	Oakland	1920		Domestic Aux: Garage, Front Gable		C
707	Oakland	1935	1990	Domestic Gable On Hip	Classical Revival	C
709	Oakland	1935	1990	Domestic Cross Gable		NC
713	Oakland	1935	1990	Domestic Duplex, Side Gable		C
713 rear	Oakland	1935		Domestic Aux: Garage, Front Gable		C
800	Oakland	1925		Domestic Bungalow, Side Gable	Craftsman	C
801	Oakland	1940		Domestic Cross Gable	Colonial Revival	C
802	Oakland	2000		Domestic Box, Hipped Roof	Contemporary	NC
802 rear	Oakland	2000		Domestic Aux: Garage, Flat Roof		NC
803	Oakland	1925	1975	Domestic Duplex	Craftsman	NC
803 rear	Oakland	1925		Domestic Aux: Garage, Shed Roof		C
604	Patterson	1945		Domestic Aux: Garage Apartment, Box	Classical Revival	C
606	Patterson	1915		Domestic Bungalow, Front Gable	Craftsman	C
607	Patterson	1915	1970	Domestic Bungalow, Gable On Hip	Classical Revival	C
608	Patterson	1915	2000	Domestic Bungalow, Side Gable	Craftsman	C*
609	Patterson	1915		Domestic Box	Classical Revival	C
700	Patterson	1915		Domestic Box	Classical Revival	C
700 rear	Patterson	1915		Domestic Aux		NC
701	Patterson	1915	1990	Domestic Cross Gable	Classical Revival	C
701 rear	Patterson	1910		Domestic Aux: Shed		NC
702	Patterson	1915	1995	Domestic Bungalow, Front Gable	Craftsman	C
702 B	Patterson	1990		Domestic Aux: Garage Apartment		NC
703	Patterson	1919		Domestic Bungalow, Front Gable	Craftsman	C
704	Patterson	1910	1980	Domestic Bungalow, Front Gable	Craftsman	C
705	Patterson	1915		Domestic Bungalow, Front Gable	Craftsman	C*
706	Patterson	1910		Domestic Bungalow, Front Gable	Craftsman	C
706 B	Patterson	1945		Domestic Aux: Garage Apartment		C
707	Patterson	1915		Domestic Bungalow	Classical Revival	C*
708	Patterson	1872	1930	Domestic Center-passag	Classical Revival	C*
708 B	Patterson	1950		Domestic Aux: Garage Apartment		C
709	Patterson	1925		Domestic Bungalow, Front Gable	Craftsman	C
710	Patterson	1925	1980	Domestic Bungalow, Front Gable	Craftsman	NC
710 B	Patterson	1995		Domestic Aux: Garage Apartment		NC
711	Patterson	1925		Domestic Bungalow, Front Gable	Craftsman	C

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713	Patterson	1925		Domestic Bungalow, Front Gable	Craftsman	C
714	Patterson	1925		Domestic Bungalow, Front Gable	Craftsman	C
715	Patterson	1980		Domestic Front Gable	Minimal Traditional	NC
716	Patterson	1915		Domestic Bungalow, Front Gable	Craftsman	C
716 rear	Patterson	1915		Domestic Aux: Garage, Pyramidal		C
717	Patterson	1920		Domestic Bungalow, Gable On Hip	Craftsman	C
717 rear	Patterson	1950		Domestic Aux: Shed		NC
718	Patterson	1915		Domestic Bungalow, Cross Gable	Craftsman/Classical Revival	C*
719	Patterson	1915	1980	Domestic Bungalow, Front Gable	Craftsman	NC
720	Patterson	1925		Domestic Bungalow, Front Gable	Craftsman	NC
721	Patterson	1915		Domestic Box, Hipped Roof	Classical Revival	C
722	Patterson	1915		Domestic Bungalow, Front Gable	Craftsman	C
723	Patterson	1925	1990	Domestic Box	Craftsman	NC
724	Patterson	1920		Domestic Bungalow, Front Gable	Craftsman	C
725	Patterson	1995		Domestic Foursquare	Neoclassical Revival	NC
729-735	Patterson	1980		Domestic Townhouses		NC
801-807	Patterson	1980		Domestic Townhouses		NC
804	Patterson	1920		Domestic Bungalow, Front Gable	Craftsman	C
806	Patterson	1930		Domestic Bungalow, Front Gable	Craftsman	C
808	Patterson	1930		Domestic Bungalow, Front Gable	Craftsman	C
808 ROW	Patterson	1960		Landscape Retaining Wall		NC
810	Patterson	1920		Domestic Bungalow, Front Gable	Craftsman	NC
810 rear	Patterson	1920		Domestic Aux	Craftsman	NC
811	Patterson	1930	1980	Domestic Bungalow, Side Gable		NC
813	Patterson	1930	1960	Domestic Bungalow, Cross Gable	Craftsman	C*
816 A, B	Patterson	1983		Domestic Front Gable		NC
900	Patterson	1925		Domestic Bungalow, Cross Gable	Craftsman/Minimal Traditional	C
901	Patterson	1925	1980	Domestic Side Gable	Colonial Revival	C
902 ROW	Patterson	1970		Landscape Retaining Wall		NC
905	Patterson	1935	1990	Domestic Side Gable		NC
505	Powell	1995		Commercial Office, Front Gable		NC
507	Powell	1920	1955	Domestic Cross Gable	Craftsman	C
507 B	Powell	1970		Commercial Side Gable		NC
508	Powell	1920		Domestic Bungalow, Side Gable	Craftsman	C
509	Powell	1920		Domestic Gable On Hip	Craftsman	C
604 A, B	Pressler	1950	1985	Domestic Duplex, Cross Gable		NC
606	Pressler	1950		Domestic Side Gable	Minimal Traditional	C
608	Pressler	1950		Domestic Side Gable	Minimal Traditional	C
610	Pressler	2001		Domestic Cross Gable	Neo-Craftsman/Classical Revival	NC
612	Pressler	2001		Domestic Front Gable	Neo-Craftsman/Classical Revival	NC
614	Pressler	2001		Domestic Side Gable w/ Dormer(s)	Neo-Craftsman/Classical Revival	NC
614 rear	Pressler	2001		Domestic Aux: Garage, Hipped Roof		NC
615	Pressler	2000		Domestic Complex Roof	Postmodern	NC
616	Pressler	1950		Domestic Side Gable	Minimal Traditional	NC
700	Pressler	1945		Domestic Side Gable	Minimal Traditional	C
701	Pressler	2000		Domestic Complex Roof	Postmodern	NC
702	Pressler	1950	1975	Domestic Side Gable	Rustic	NC

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703	Pressler	2000		Domestic Front Gable	Postmodern	NC
704	Pressler	1925	1970	Domestic Bungalow, Front Gable	Craftsman	NC
710	Pressler	1925	1990	Domestic Side Gable w/ Dormer(s)	Craftsman	NC
800	Pressler	1925	1965	Domestic Bungalow, Gable On Hip	Craftsman	NC
802	Pressler	1925		Domestic Bungalow, Front Gable	Craftsman	C
803	Pressler	2000		Domestic L-Plan	Neo-Victorian	NC
804	Pressler	1955		Domestic Bungalow, Front Gable		NC
805	Pressler	1940		Domestic Bungalow, Front Gable	Craftsman	C
805 rear	Pressler	1940		Domestic Aux: Garage		C
807	Pressler	1935		Domestic Bungalow, Side Gable	Craftsman	C
807 rear	Pressler	1935		Domestic Aux: Garage	Craftsman	C
809	Pressler	1935		Domestic Box	Colonial Revival	C
809 rear	Pressler	2000		Domestic Aux: Garage, Front Gable		NC
811	Pressler	1930		Domestic Bungalow, Side Gable	Craftsman	C
811 rear	Pressler	1930		Domestic Aux: Garage, Front Gable		C
900	Robertson	1920		Domestic Side Gable w/ Dormer(s)	Craftsman/Classical Revival	C
902	Robertson	1925	1960	Domestic Bungalow, Front Gable	Craftsman	C
902 rear	Robertson	1925		Domestic Aux: Garage, Front Gable		C
904	Robertson	1920	1955	Domestic Bungalow, Cross Gable	Craftsman	C
905	Robertson	1925		Domestic Bungalow, Front Gable	Craftsman	C
906	Robertson	1920	1955	Domestic Bungalow, Front Gable	Craftsman	C
906 rear	Robertson	1925		Domestic Aux: Garage, Front Gable		C
908	Robertson	1945	1955	Domestic Side Gable		NC
901	Shelley	1935		Domestic Aux: Garage Apartment, Front Gable	Craftsman	C
903	Shelley	1920	1980	Domestic Bungalow, Front Gable	Craftsman/Classical Revival	C
905	Shelley	1925	1995	Domestic Bungalow, Front Gable	Contemporary	NC
907	Shelley	1925	1980	Domestic Bungalow, Front Gable	Craftsman	C
909	Shelley	1950		Domestic Side Gable	Ranch	C
909 rear	Shelley	1950		Domestic Aux, Front Gable		C
911	Shelley	1930	1965	Domestic Bungalow, Front Gable	Craftsman	C
913	Shelley	1930		Domestic Bungalow, Front Gable	Craftsman	C
913 rear	Shelley	1930		Domestic Aux: Garage, Front Gable		C
914	Shelley	1960	1990	Domestic Apartment, Flat Roof		NC
1000	Shelley	1905		Domestic Modified L-Plan	Queen Anne/Classical Revival	C*
1001	Shelley	1985		Domestic Duplex	Ranch	NC
1002	Shelley	1915		Domestic Bungalow, Front Gable	Craftsman	C
1002 B	Shelley	1930		Domestic Aux: Garage Apartment, Front Gable		C
1003	Shelley	1925		Domestic Bungalow, Front Gable	Craftsman	C
1003 rear	Shelley	1925	1965	Domestic Aux: Garage, Pyramidal		NC
1004	Shelley	1915		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1005	Shelley	1925		Domestic Bungalow, Front Gable	Craftsman	C
1006	Shelley	1915		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C*
1007	Shelley	1940		Domestic Cross Gable	Minimal Traditional	C
1008	Shelley	1915		Domestic Hipped Roof w/ Dormer(s)	Classical Revival	C
1009	Shelley	1975		Domestic Duplex		NC
1010	Shelley	1925		Domestic Bungalow, Front Gable	Craftsman	C
1010 rear	Shelley	1925		Domestic Aux: Garage, Front Gable		C

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1011	Shelley	1915		Domestic Box, Hipped Roof w/ Dormer(s)	Classical Revival	C
1012	Shelley	1915		Domestic Pyramidal	Classical Revival	C
1012 rear	Shelley	1925	1955	Domestic Aux: Shed, Front Gable		C
1013	Shelley	1925		Domestic Bungalow, Cross Gable	Craftsman	C
1014	Shelley	1920		Domestic Box, Hipped Roof w/ Dormer(s)	Classical Revival	C
1014 rear	Shelley	1930		Domestic Aux: Garage, Front Gable		C
1016	Shelley	2004		Domestic Complex Roof		NC
1016 B	Shelley	2004		Domestic Aux: Apartment, Shed Roof		NC
1018	Shelley	1915		Domestic Hipped Roof w/ Gable(s)	Classical Revival	C
1018 rear	Shelley	1990		Domestic Aux: Garage, Front Gable		NC
1200	Shelley	1935		Domestic Cross Gable	Tudor Revival	C*
1200 rear	Shelley	1935		Domestic Aux: Garage, Pyramidal		C
1202	Shelley	1940		Domestic L-Plan	Classical Revival	NC
1202 rear	Shelley	1990		Domestic Aux: Garage, Front Gable		NC
1204	Shelley	1940		Domestic Bungalow, Gable On Hip	Craftsman	NC
1206	Shelley	1950		Domestic Apartments, Flat Roof		C
1208	Shelley	1960		Domestic Side Gable	Ranch	NC
601	Theresa	1925		Domestic Bungalow, Front Gable	Craftsman	C
601 rear	Theresa	1925	2002	Domestic Aux		C
603	Theresa	1935	1995	Domestic Bungalow, Cross Gable	Craftsman	C
603 rear	Theresa	1935	2002	Domestic Aux		C
605	Theresa	1930		Domestic Bungalow, Cross Gable	Tudor Revival	C
605 rear	Theresa	1930		Domestic Aux		C
607	Theresa	1925	2004	Domestic Bungalow, Cross Gable	Craftsman	NC
607 rear	Theresa	1925		Domestic Aux, Side Gable		NC
609	Theresa	1940		Domestic Cross Gable	Minimal Traditional	NC
613	Theresa	1935		Domestic Cross Gable	Colonial Revival	C*
613 A	Theresa	1935		Domestic Aux: Shed		C
613 B	Theresa	1935		Domestic Barbeque		C
703	Theresa	1950		Domestic Front Gable		C
705	Theresa	1948		Domestic Side Gable	Minimal Traditional	C
707	Theresa	1940		Domestic Side Gable	Minimal Traditional	C
707 rear	Theresa	1945		Domestic Aux		C
800	Theresa	1915	1960	Domestic Bungalow, Front Gable	Craftsman	C
800 A	Theresa	1940		Domestic Aux: Garage Apartment		C
800 B	Theresa	1960		Domestic Aux: Garage/Shed		NC
801	Theresa	1915	1950	Domestic Bungalow, Cross Gable	Craftsman	C
801 rear	Theresa	1920	1990	Domestic Aux		C
802	Theresa	1920	1980	Domestic Bungalow, Gable On Hip	Craftsman	C
803	Theresa	1925		Domestic Bungalow, Cross Gable	Craftsman	C
803 rear	Theresa	1925	1980	Domestic Aux	Craftsman	C
804	Theresa	1920		Domestic Bungalow, Front Gable	Craftsman	C
805	Theresa	1925	1980	Domestic Bungalow, Cross Gable	Craftsman	C
806	Theresa	1920		Domestic Bungalow, Gable On Hip	Craftsman	C
807	Theresa	1915	1930	Domestic Bungalow, Front Gable	Craftsman	C
809	Theresa	1925		Domestic Bungalow, Front Gable	Craftsman	C
811	Theresa	1915		Domestic Bungalow, Gable On Hip	Craftsman	C



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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
811 B	Theresa	1980		Domestic Aux: Apartment	Neo-Tudor	NC
812	Theresa	1915		Domestic Bungalow, Side Gable w/ Dormer	Craftsman	C*
813	Theresa	1925	1990	Domestic Bungalow, Front Gable	Craftsman	C
814	Theresa	1925		Domestic Bungalow, Front Gable	Craftsman	C
815	Theresa	1925	1995	Domestic Bungalow, Multi-Gable	Craftsman	C
900	Theresa	1920	1980	Domestic Bungalow, Front Gable	Craftsman	C
901	Theresa	1925	1990	Domestic Bungalow, Front Gable	Craftsman	C
902	Theresa	1925		Domestic Bungalow, Side Gable	Colonial Revival	C
903	Theresa	1925	1990	Domestic Bungalow, Front Gable	Craftsman	C
904	Theresa	1925	1995	Domestic Bungalow, Front Gable		C
905	Theresa	1925	1990	Domestic Bungalow, Gable On Hip	Craftsman	C
1601	Waterston	1935		Domestic Bungalow, Cross Gable	Tudor Revival	C
1603	Waterston	1935		Domestic Aux: Garage Apartment, Hipped Roof		C
1605	Waterston	1930		Domestic Side Gable		C
1607	Waterston	1930		Domestic Bungalow, Cross Gable	Craftsman	NC
1607 rear	Waterston	1930		Domestic Aux: Shed		NC
1609	Waterston	1935		Domestic Bungalow, Cross Gable	Craftsman	C
1611	Waterston	1939		Domestic U-Plan		C
1611 rear	Waterston	1935		Domestic Aux: Shed		NC
1613	Waterston	1925		Domestic Gable On Hip	Craftsman	NC
1615	Waterston	1935		Domestic Side Gable		C
1615 rear	Waterston	1980		Domestic Aux: Shed		NC
1617	Waterston	1935		Domestic Cross Gable	Tudor Revival	C
1619	Waterston	1935		Domestic Cross Gable	Tudor Revival	C
1621	Waterston	1915	1950	Domestic Bungalow, Hipped Roof		NC
1623	Waterston	1935		Domestic Side Gable		C
1625	Waterston	1920	1965	Domestic Pyramidal		NC
1625 B	Waterston	1950		Domestic Aux: Garage Apartment		NC
505 A	West Lynn	1930		Domestic Bungalow, Side Gable	Craftsman	C
505 B	West Lynn	1900		Domestic Modified L-Plan, Gable On Hip	Classical Revival	C*
507	West Lynn	1925		Domestic Cross Gable	Craftsman	C
509	West Lynn	1940		Domestic Apartment, Side Gable		NC
609	West Lynn	1890		Domestic L-Plan	Queen Anne	C*
610	West Lynn	1876	1897	Domestic Complex Roof	Queen Anne	NR
611	West Lynn	1890	1930	Domestic Cross Gable	Classical Revival	C*
613	West Lynn	1920		Domestic Bungalow, Front Gable	Craftsman	C
615	West Lynn	1920		Domestic Bungalow, Front Gable	Craftsman	C
617	West Lynn	1915	1935	Domestic Bungalow, Front Gable	Craftsman	C
705	West Lynn	1895	1920	Domestic Center-passage, Side Gable	Classical Revival	C*
706	West Lynn	1983		Domestic Contemporary		NC
707	West Lynn	1910		Domestic Bungalow, Side Gable	Craftsman	C
707 rear	West Lynn	1925		Domestic Aux, Front Gable	Craftsman	C
709	West Lynn	1985		Commercial		NC
710	West Lynn	1910		Domestic Bungalow, Front Gable	Craftsman	NC
800	West Lynn	1900	1980	Domestic Hipped Roof	Classical Revival	NC
800 rear	West Lynn	1980		Domestic Aux: Garage, Front Gable		NC
801	West Lynn	1980		Domestic Apartment, Rectilinear Plan		NC

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Number	Street Name	Date	Alt.	Property Type and Subtype	Stylistic Influence	Status
802	West Lynn	2004		Domestic Multi-Family	Postmodern	NC
807	West Lynn	1970		Domestic Apartment, Mansard Roof		NC
900	West Lynn	1925		Domestic Bungalow, Side Gable	Craftsman	C
902	West Lynn	1975		Education School, Portable Building		NC
904	West Lynn	1960		Education School, Aux		NC
906	West Lynn	1916	1960	Education School	Classical Revival	C*
906 B	West Lynn	1975		Education School, Portable Building		NC
907	West Lynn	1925		Domestic Bungalow, Front Gable	Craftsman	C
909	West Lynn	1930		Domestic Bungalow, Front Gable	Craftsman	C
911	West Lynn	1910		Domestic Bungalow, Gable On Hip	Craftsman	C
913	West Lynn	1975		Domestic		NC
915	West Lynn	1920		Domestic Gable On Hip	Craftsman	C
917	West Lynn	1920		Domestic Bungalow, Cross Gable	Craftsman	C
917 rear	West Lynn	1920		Domestic Aux: Garage, Front Gable		C
919	West Lynn	1915		Domestic Side Gable	Craftsman	NC
1001	West Lynn	1955		Commercial Convenience Store		NC
1009-1011	West Lynn	1955		Commercial Store		NC
1013	West Lynn	1955		Commercial Store		NC
1015	West Lynn	1936	2003	Domestic L-Plan		NC
1101	West Lynn	1905	1950	Domestic L-Plan	Folk Victorian	C
1113/1115	West Lynn	1951		Commercial Drugstore	Modern	C*
1113/1115	West Lynn	1951		Commercial Signs		C
1204	West Lynn	1930	1985	Commercial Store		C
1211	West Lynn	1945		Commercial Gas Station		C*
1211 rear	West Lynn	1955		Commercial Storage Sheds		NC
1213-1223	West Lynn	1945	2000	Commercial Store		C
1200	Windsor	1881		Domestic T-Plan	Eastlake	C*
1210	Windsor	1965		Domestic Apartments		NC
1300	Windsor	1928		Domestic Hipped Roof	Classical Revival	C*
1300 rear	Windsor	1928		Domestic Aux: Garage, Hipped Roof		C
1300ROW	Windsor	1928		Landscape Wall		C*
612	Winflo	1965		Domestic Triplex	Ranch	NC
614	Winflo	1950		Domestic Cross Gable	Minimal Traditional	C
700	Winflo	1950		Domestic Hipped Roof	Minimal Traditional	C
701	Winflo	1955		Domestic Flat Roof	Ranch	NC
702	Winflo	1955		Domestic Cross Gable	Minimal Traditional	C
704	Winflo	1955		Domestic Hipped Roof	Ranch	C
706	Winflo	1955		Domestic Hipped Roof	Minimal Traditional	NC
706 rear	Winflo	1955		Domestic Aux, Hipped Roof		NC
800	Winflo	1965		Domestic Duplex, Side Gable	Ranch	NC
801	Winflo	1955		Domestic Side Gable	Ranch	NC
802	Winflo	1965		Domestic Duplex	Ranch	NC
803	Winflo	1975		Domestic Fourplex	Contemporary	NC
804	Winflo	1955		Domestic Side Gable	Ranch	NC
805	Winflo	2004		Domestic Duplex, Pyramidal		NC
806	Winflo	1985		Domestic Apartment	Contemporary	NC
808	Winflo	1975		Domestic Apartment	Contemporary	NC

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<b>Number</b>	<b>Street Name</b>	<b>Date</b>	<b>Alt.</b>	<b>Property Type and Subtype</b>	<b>Stylistic Influence</b>	<b>Status</b>
809	Winflo	1960	Domestic	Apartment	Modern	NC
812	Winflo	1975	Domestic	Apartment	Contemporary	NC

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The West Line Historic District is a classic streetcar suburb containing an excellent cross-section of Austin's late-nineteenth and early-twentieth century residential and small-scale commercial and institutional architecture that illustrates the growth of the city's suburban development from the 1850s through the end of the historic period ca. 1955. Roughly bounded by W. Fifth and Sixth streets on the south, W. Twelfth and Waterston streets on the north, Baylor on the east, and MoPac (Loop 1) on the west, the neighborhood produced some of Austin's first suburban estates in the years following the Civil War. Several of these estates survive on generous grounds surrounded by blocks teaming with hundreds of late-19<sup>th</sup> and early-20<sup>th</sup> century houses ranging from popular Victorian designs to Craftsman-influenced bungalows and early Ranch style dwellings. Although West Line Historic District is overwhelmingly domestic in character, a neighborhood school, a small church and two residential-scaled commercial strips – one along W. Sixth Street and the other along West Lynn – illustrate the historic development in the district. In addition, a city park, landmark trees, historic street lighting and infrastructure further enhance the district's traditional character. Within the rough boundaries lie a former Freedman's village known as Clarksville (NR 1976), on the western edge of the neighborhood, and the grounds of the old Confederate Veterans Home, between W. Sixth and W. Tenth streets, in the southwest quadrant. Both are excluded from the West Line Historic District; Clarksville because it is already listed in the National Register and because it has a distinctly different historic context, and the former Confederate Home because it has been redeveloped for university student housing and has traditionally been a separate entity from the West Line neighborhood. What remains is a dense and exceptionally intact late-nineteenth and early-twentieth century residential district. The resulting district is one of the most intact historic neighborhoods in Austin. Its historic building stock illustrates nearly the full range of domestic development types and styles in Austin spanning a 100-year period of time. Likewise, small-scale commercial and institutional properties are representative of historic trends within residential neighborhoods throughout the twentieth century. Overall, the properties display a high level of integrity and there is relatively little new construction in the heart of the district. Integrity issues include insensitive additions and the removal or replacement of important architectural features. The neighborhood is currently experiencing development pressures to replace small, older homes with multi-family or oversized houses, thus stripping the streetscape of historic fabric and creating an intrusion. Despite these recent tendencies, the neighborhood is stable and overwhelmingly committed to preserving its historic character and scale. The results show in the number and quality of historic resources in the district. West Line Historic District is nominated to the National Register of Historic Places under Criterion A for Community Planning and Development and under Criterion C for Architecture at the local level of significance.

## Historic Background

### *Introduction*

Few pioneer settlers lived in the western hills beyond the Austin city limits before the end of the Civil War; the land wasn't conducive to farming, there were no good roads connecting to the city, and Comanches still raided the western periphery of the city into the second half of the nineteenth century. Among the earliest settlers was James H. Raymond an Austin banker who had served as Treasurer of the Republic of Texas and the new State of Texas. Raymond acquired most of the city outlots lying between the Colorado River and what is now W. Thirteenth Street west of Austin city limits in 1848 and 1849. He first built a log house and then a palatial house on present W. Sixth Street, the main road leading west of the city. Although he sold several individual parcels out of his extensive holdings, most of the land lay undeveloped until 1871 when he initiated development on two residential subdivisions; one, Raymond Plateau, was slated for middle-class families and the other, Raymond Heights, was intended to be a prestigious enclave of substantial homes on generous 5-10 acre lots. In 1898, Raymond's widow subdivided her husband's estate for new housing starts, a trend that would continue in the twentieth century. Vestiges of the early estates survive today, but most of the land surrounding

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the original mansions was eventually subdivided into standard-sized suburban lots for denser development geared to middle- and working-class families. The advent of the streetcar along W. Sixth Street to Westlin (West Lynn) ca. 1897 spurred such development efforts and the construction of hundreds of new houses ensued. Stone and frame Victorian-era houses in Queen Anne and Classical Revival styles sprang up along streets in the eastern end of the district, nearest the city, in the late nineteenth and early twentieth centuries. The district name reflects the neighborhood's relationship to the city street railway; its greatest period of development coincided with, and resulted from, the construction of the city streetcar line along W. Sixth Street, connecting the neighborhood to downtown Austin. An extension of the streetcar line beyond West Lynn and past the International and Great Northern railroad tracks at the west end of the district in 1913 led to more intense development. Nearly a dozen new subdivisions and vacant tracts were carved out of old estates in the 1910s and hundreds of popular Craftsman-influenced bungalows lined streets like Highland, Theresa and Patterson. In the late-1930s, one of the last large homesteads was subdivided for redevelopment. The Shelley Heights additions, platted in 1936 and 1937 are filled with popular housing types of that era including Tudor Revival houses and Moderne apartment buildings. Finally, the last of the original Raymond Heights tracts – the Joseph Nalle Estate – was completely redeveloped in 1948 with Ranch and Minimal Traditional style houses. By the end of the 1930s, the entire region between Lamar and MoPac – with the notable exceptions of some lingering estates and the Confederate Home for Men – was completely filled in. The small grocery stores, dry cleaners, filling stations and bakeries that emerged along the W. Sixth streetcar line and West Lynn, an intersecting street, continue to serve the surrounding community, as do Mathews School and the West Austin Fire House.

## *Early History of West Austin*

The West Line Historic District lies in Division Z of the City of Austin, immediately west of the original city limits, and a portion of the George W. Spear League further to the west. The original city platted by Edwin Waller in 1839, was a one-mile square plan between “two beautiful streams of clear water” (Shoal and Waller creeks) on the north bank of the Colorado River. City blocks were subdivided into town lots that were quickly purchased and developed. Outlots for future development surrounded the city but received little attention until after the Civil War. As the city and its economy stabilized following the confirmation of Austin as the permanent state capital in 1870, larger tracts of land farther away from the original city center were gradually subdivided to profit from residential development (Mauseth and Navarre, NR 1998).

Much of the land west of the city limits, in Division Z, was acquired in the late 1840s by James Hervey Raymond, treasurer of the Republic of Texas and first treasurer of the State of Texas. On March 15, 1848, the State of Texas approved patents to Raymond for Outlots 2 and 5 adjacent to Shoal Creek, Outlot 3, Outlot 7, and Outlots 1 and 11 south of W. Pecan (Sixth) Street. All these patents were located in Division Z, a government tract that adjoined the city of Austin on the west. Reportedly the state sold patents to fund the construction of the state capitol building. Raymond acquired other property in the area, including the land that would later house the Confederate Home for Men, the Sheeks-Robertson Property, and Outlot 4<sup>1</sup>, north of W. Ninth Street. In all, Raymond acquired more than 200 acres of prime real estate at the edge of the Texas capital city. By 1850, his combined parcels extended roughly from Shoal Creek on the east to Augusta on the west, and from West Twelfth Street on the north, all the way to the Colorado River on the south; most of this acreage lies within the West Line Historic District.

As the city grew outward from its original boundaries, Shoal Creek and its steep embankment formed a natural boundary between the fledgling capital city and the wilderness to the west. For the first decade of the city's existence – through the 1840s – the creek and hills provided cover for the Comanche Indians who occasionally made incursions into the western outskirts of town (Willbarger: 284-285). Despite these difficulties, several Austinites built their homes on the

<sup>1</sup> Outlot 4 was patented to R. C. Doom in 1846 but Doom sold the property to Raymond about 1848 when he acquired the other tracts.

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west side of Shoal Creek before the outbreak of the Civil War. Settlement in the area took the form of isolated estates and few resources survive from this period.

State Treasurer Raymond was among the first to build in the western hills; he erected a log house on the main road (W. Pecan or Sixth Street) leading to and from Austin on the west shortly after he purchased the property in 1848 (W. Pecan or Sixth Street). Raymond and his family lived in the log house for several years before noted Austin Architect Abner Cook designed a palatial Greek Revival style house on the site. Raymond's wife, Margaret, later noted that the log house was comfortable and had a central hall. Their mansion, however, would be a showplace and model for later development in the prestigious Raymond Heights Addition. An exemplary west side residence from this early settlement era is Woodlawn Plantation (NR 1970), the Greek Revival home of Texas Governor Elisha Pease. The 1854 mansion lies just north of the West Line Historic District in the Old West Austin Historic District.

In 1856, Raymond sold a parcel of land (Outlot 7) at the intersection of W. Twelfth and Blanco streets to Rev. Edward Fontaine who in turn sold it to Gen. N. G. Shelley. Shelley's original holdings extended from W. Twelfth, on the south, to W. Thirteenth Street, on the north, and from Blanco to West Lynn on the east and west. Shelley built a small side-gabled frame house at what became 1206 Blanco (Windsor)(demolished).<sup>2</sup> The following year, Raymond sold a parcel of land (Outlot 4)<sup>3</sup> now addressed as 1300 West 9 ½ Street to Matthew Hopkins (Travis County Deed Records, Vol. L: 455), a clerk with the United States District Court for most of his life (Hopkins Landmark nomination 1983). Hopkins built a house on the property sometime between 1857, when he purchased the land, and 1872, when his name first appears in the city directories as a resident of West Austin. The original house was a center-passage dwelling that was added onto in later years. Hopkins sold part of his homestead, from W. Tenth Street to W. Twelfth Street, to Gen. Shelley. Nearly eighty years later, that tract was subdivided for the first Shelley Heights addition (1936). Raymond, Hopkins and Shelley and their families are the earliest known residents of the West Line Historic District and their occupancy pre-dates further development efforts in the area by more than 15 years.

The Civil War and early years of Reconstruction doubtless hindered suburban growth in West Austin. An exception was Clarksville (NR 1976), a small enclave of modest houses in what was then far west of the Austin city limits. In 1871, after Emancipation, a tract out of the Pease estate was sold or given to a Freedman named Charles Clark. Clark settled on the land and encouraged other African Americans to join him. Clarksville was home to a number of influential African Americans during Reconstruction, including state representative Elias Mays and Rev. Isaac Fontaine who established Sweet Home Baptist Church in 1882<sup>4</sup>. The church has been a center of the community throughout its history. Although many demographic and physical changes have occurred in Clarksville in recent years, the original boundaries and some of the early architectural fabric remains intact. The colony was listed in the National Register of Historic Places in 1976 and is therefore not included in this nomination. It is relevant to the context of the West Line Historic District in that it was the earliest sustained development west of Shoal Creek, at the northwest corner of the West Line Historic District.

The arrival of the Houston and Texas Central (H & TC) Railroad in December 1871 spurred phenomenal growth in East and Central Austin, but the land west of Shoal Creek remained very sparsely settled, possibly due to its relative inaccessibility. Only a handful of residents, among them Pease, Raymond, Hopkins, Gen. Shelley and Teresa Martin<sup>5</sup>,

<sup>2</sup> N.G. Shelley's son, William, attended the nearby Texas Military Institute and later served as mayor of Austin from 1905 to 1907 (Shelley A-F Biography, Austin History Center).

<sup>3</sup> Outlot 4 patented to R.C. Doom in 1846 was transferred to Raymond in 1849.

<sup>4</sup> A new frame church replaced the original in 1935. It survives to the present.

<sup>5</sup> Teresa Martin and her husband Joseph were early residents of the property south of Clarksville and west of Raymond's land. After her husband died, Teresa Martin sold the right-of-way to the International and Great Northern Railroad (later Missouri and Pacific Railroad) in 1876. She remained on the property but the exact location of the homestead is unknown.

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lived in the area between Shoal Creek and present MoPac Highway in 1870. Despite the addition of the International and Great Northern (I & GN) Railroad (now Missouri-Pacific) in 1876, the city's fortunes plummeted as railroads proliferated throughout Central Texas, diverting trade to other towns. Austin's population more than doubled from 4,428 in 1870 to 10,363 in 1875 but it slowed dramatically in the following five years. Only 650 new residents were counted between 1875 and 1880 as Austin's aspirations for economic primacy in Texas diminished (Humphrey, Handbook online 2002).

If Austin was not an economic or industrial powerhouse, it positioned itself as a political and educational center in the postwar era. In the 1870s and 1880s, Austin won state elections to remain the state capital (1872), despite campaigns to move it elsewhere, and to house the new University of Texas (1881). The establishment of the Texas Military Institute, Tillotson College for African American students, and St. Edwards University, established in 1870, 1881 and 1885, respectively, augmented the city's reputation as an educational hub. As a result, government and education ultimately became Austin's greatest attractions to new residents.

The slow economy likely accounts for the lack of development on the town's west side but it didn't help that the area was nearly inaccessible. City promoters touted Shoal Creek as a "beautiful stream" but it had been a major barrier to development on the west side since the town was platted. In 1865, the U.S. military built the first footbridge over the creek at West Pecan (Sixth Street), connecting downtown Austin to their encampment beyond the city limits (Jackson 1996: 3). The footbridge and potential for increased public access may have encouraged James Raymond to develop his land on the west side of Shoal Creek.

## *James Hervey Raymond and the Early Development of West Austin: TMI and Raymond Plateau*

Following his career as Treasurer of both the Republic and State of Texas, Raymond became an entrepreneur and partner in the banking firm of Raymond and Swisher<sup>6</sup>, later Raymond and Whitis. By 1870, Raymond had already sold tracts out of his patent to Gen. N. G. Shelley and Matthew Hopkins but the remainder of the land lay vacant. In March of that year, Raymond pursued his development in earnest. He sold a 32-acre site in the northern part of his land grant to the Texas Military Institute (TMI). He reportedly sold the property to the school for \$10,000. Construction of the main building, now known as "the castle" for its crenellated parapet, began in 1870; the mess hall was built shortly afterward on the north side of the campus. The campus also contained housing for the staff and auxiliary buildings. Only the original mess hall, now an office building opening onto W. Twelfth Street, survives of these auxiliary buildings. Bernard Radkey provided materials and labor for the structures<sup>7</sup>. The campus was reached by College Avenue (W. Twelfth Street) which was one of only two Austin city streets to cross Shoal Creek.

When the campus was completed, it was, perhaps, the city's largest single development effort west of Shoal Creek. The site was promoted to prospective parents and patrons as being "removed from the thickly settled portion of the city" ("Decennial Register of the Texas Military Institute, 1877-1878" in Recorded Texas Historic Landmark – RTHL file 1962). The school remained in operation for 10 years – superintendent John G. James blamed the advent of free public education for its lack of success – and was then transferred to Jacob Bickler who established the Texas German and English Academy (1884-1887) on the site (RTHL file 1962). Part of the main TMI building – "the castle" – and the original mess hall on West Twelfth Street still survive and are contributing features in the West Line Historic District.

<sup>6</sup> Swisher commissioned noted architect Abner Cook to build a Greek Revival mansion on the west side of the public square (Republic Square) in 1855. Swisher may have followed Raymond's lead; the men were partners in a banking business. Both houses were elegant Greek Revival style houses. An interview with Mrs. Raymond conducted in 1917 indicated that Cook designed her home in 1853. Photographs of the Raymond House show that it was very similar to Swisher's. The Raymond House was demolished but the Swisher House was moved 2408 Sweetbrush (Swisher-Scott Landmark nomination 1978).

<sup>7</sup> It is widely held that the stone houses on W. Tenth and W. Eleventh streets provided housing for the instructors at TMI but they were built in the 1890s, long after TMI had closed its doors.



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Raymond also wished to develop the area surrounding his home into residential subdivisions. He planned a nice, middle- to upper middle-class neighborhood for the relatively level area below W. Sixth Street and a more exclusive enclave of 5- to 10-acre estate properties situated on the “heights” above W. Sixth Street. Raymond Heights was carved from one of Raymond’s initial grants, Outlot 3, a 41-acre tract in Division Z that extended from present Blanco Street, on the east, to West Lynn, on the west, and from W. Sixth Street, on the south, to W. Ninth Street on the north (Jernigan House, Texas Historical Marker file 1967)<sup>8</sup>. Outlot 3 was particularly well-sited for prestigious country homes; the land lay in the western hills beyond Shoal Creek and had unobstructed views of the Colorado River to the south.

In the early 1870s, Pecan (W. Sixth) and College Avenue (W. Twelfth) streets were the only streets to extend across Shoal Creek to the west side and they became the principal arterials through the West Line area. West Sixth Street played a primary role in the development of the district throughout its history; it was the main road leading west from the city center and later was the path of the streetcar. Twelfth Street led past the newly completed Texas Military Institute toward Governor Pease’s mansion. The street may have been improved to provide better access to the institute. An 1873 Birds Eye View map of the city shows the road running past the school. By 1887, W. Sixth and W. Twelfth streets are clearly identified as the principal streets traversing the West Line Historic District.

Shoal Creek remained an obstacle to Raymond’s development plans. Access to his land west of Shoal Creek was provided by a series of bridges beginning with a wooden footbridge built about 1865. It was damaged shortly after it was built and Raymond worked with Judge Duval and the military establishment to build a new iron footbridge across the creek in 1869 (*Tri-Weekly State Gazette*, August 27, 1869 in Jackson 1996: 3). Encouraged, Raymond began advertising his Raymond Plateau subdivision – the middle-class neighborhood – in 1871 (Travis County Plat Records, Vol. 5: 401). To fully develop the land, however, a wagon bridge was needed and, although Raymond drew such a bridge on his 1871 promotional plat, it was not yet built. The *Daily State Journal* described the need for a substantial bridge over Shoal Creek, stating that several vehicles had broken down while trying to go “up and down the steep hill on either side and through the creek bottom” (*Daily State Journal* in Jackson 1996: 4). The city of Austin completed the eastern approach to the bridge in 1872 and expected the county to finish the western side. August Koch’s *Bird’s Eye View Map* of 1873 clearly shows the metal bowstring bridge over Shoal Creek at West Sixth Street (Jackson 1996: 4; Koch, 1873). His 1887 map depicts a metal through truss bridge over W. Twelfth Street, as well (Koch, 1887). Raymond became involved in other bridge endeavors – including the construction of the Congress Avenue Bridge – over the next decade.

With access to the city across W. Sixth Street, Raymond’s development prospects improved. Real estate promoter Phineas de Cordova acted as agent for “Raymond Plateau – West End”. Forty “splendid” building sites were available for sale (*Austin Democratic Statesman*, February 21, 1873: 3). De Cordova asserted that “Some of the most desirable lots are for sale on very accommodating terms” (*Austin Democratic Statesman*, May 25, 1872: 2). The promoters had a ready market in the many new immigrants to Austin following the Civil War. De Cordova declared that suburban property was in great demand by newcomers to Austin. He also served as the agent for George Robertson’s “heights” in East Austin and favorably compared the two suburban neighborhoods. Robertson’s property was part of his father’s plantation north of the family home at what is known as the French Legation. De Cordova touted the virtues of the two additions:

We know of none on sale that commands more of the necessary requirements for tasteful homes than the ‘Raymond Plateau’ west of town, or the ‘Robertson Heights’, east and north of the residence of the late Dr. Joseph Robertson” (*Austin Democratic Statesman* June, 15, 1872: 3).

<sup>8</sup> Deed records for outlots 1, 2, 3, and 5 were all approved March 15, 1848.

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Raymond Plateau was divided into standard-sized city lots with three to five houses per blockface and new homes appeared on the sites over the following two decades. The newspaper marked the subdivision's progress by announcing the completion of new houses: "Mrs. Porter is finishing her fine residence on the Raymond Plateau" (Austin Daily Statesman, July 11, 1874: 3). By the end of the nineteenth century, the entire subdivision was filled with late-Victorian era brick and frame dwellings, some with two stories and many with multiple bay windows and towers (*Sanborn Fire Insurance Map*, 1900). The Raymond-Morley House (1874) at 510 Baylor and the Wroe-Bustin House (1893) at 506 Baylor are among the few surviving houses from the Raymond Plateau Addition due the commercial development along Lamar Blvd. and its cross-streets. The Raymond-Morley House, situated on the corner of Baylor at W. Sixth Street, was constructed about 1876 for John Raymond. The two-story I-plan residence initially resembled James Raymond's own house, located to the northeast across Sixth Street, but was modified to its present appearance as an L-plan, Queen Anne-style dwelling.

Raymond Plateau and its successors on the west side followed the national trend toward suburbanization. While the city remained the hub of business and government, middle and professional-class families were drawn to the more pastoral countryside beyond the city limits. Popularized by city planners and landscape architects including Frederick Law Olmsted, suburban neighborhoods provided an alternative to the congestion and pollution of city life in the 19<sup>th</sup> century. They were marketed as healthy escapes from the noisy, crowded city. One advertisement for the Travis Heights Addition in South Austin exhorted its readers to "Get out of the noise zone and into the ozone" ([www.austinchronicle.com/issues/vol18/issue14/pols:sahistory.html](http://www.austinchronicle.com/issues/vol18/issue14/pols:sahistory.html)). The advent of the streetcars satisfied two needs: they allowed families to live away from the congestion of the city but have convenient access to its benefits. In later years, the automobile would serve the same function.

## *Raymond Heights*

Shortly after platting Raymond Plateau in 1871, Raymond embarked on a different type of subdivision effort. Where he divided each block in the Raymond Plateau addition into 8-9 lots of about 50' x 150' per blockface, he carved his adjoining 41-acre tract in Outlot 3 into eight estates of between 5-10 acres apiece. Lying between Blanco and West Lynn (Westlin) streets, the lots were long and narrow so that each homeowner had frontage on W. Sixth (Pecan) Street, the major conduit to the city<sup>9</sup>. In addition, each lot featured a knoll for a homesite with a view of the Colorado River (Sandbach 1981). Raymond intended to attract discerning customers of means to live in the exclusive "heights". The *Austin Democratic Statesman* declared that:

The suburbs of Austin have always been admired by visitors to our city. Perhaps few places in the United States have so many beautiful surroundings. The Raymond Heights on the west adjoining the residence of James H. Raymond, Esq. . . . have many of the most splendid building sites that can be found anywhere (April 22, 1873).

The first lot in Raymond Heights appears to have been sold to Major J.F. Purnell, who [proposed] "to erect a substantial dwelling" (*Austin Democratic Statesman*, April 22, 1873). An *Austin Democratic Statesman* article indicated, "His good example will be shortly followed by some more of our officials"(Ibid.). Possibly due to economic reasons associated with the depression of 1873, several years passed before any homes were completed. In fact, Purnell did not build his house but ended up selling the lot. About 1875, Raymond's agent, de Cordova, renewed his promotional efforts;

<sup>9</sup> Nearly all of the original houses in Raymond Heights, as well as the earliest houses to further west such as the Buaas House, were originally addressed on W. Sixth (or Pecan) Street. As later development and redevelopment occurred along W. Sixth Street, the older houses were accessed from the side streets and their addresses subsequently changed to reflect the new approach.

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he took out ads in the newspaper proclaiming that Raymond Heights afforded “fine views of the Mountain, City and Country” (*Austin Democratic Statesman*, May 7, 1876: 3). Construction began anew and Purnell sold his site to A.J. Jernigan who built his home (a.k.a. Las Ventanas) at present 602 Harthan, about 1875 (NR 1983). Following Jernigan’s lead, Judge David Sheeks purchased the westernmost estate in Raymond Heights about 1875. Sheeks commissioned architects Jacob Larmour and Charles Wheelock<sup>10</sup> to design his house (610 West Lynn) on the 6-acre tract in 1876 (Travis County Deed Records, Vol. 36:263; NR 1976, Austin Landmark nomination 1996). Raymond’s nephew, James Raymond Johnson, commissioned a house near Sheeks at 1412 W. Six ½ Street, in 1876.<sup>11</sup> The following year, Richmond Kelley Smoot built his house at present 1300 W. Sixth Street (NR 1977; Figure 6). All of these original Raymond Heights houses are Austin City Landmarks and the Smoot, Sheeks-Robertson and Jernigan houses are also listed in the National Register of Historic Places. Most of the estates associated with these houses were later subdivided for new construction in the early to mid-twentieth century although the Smoot House retains its grounds and frontage on W. Sixth Street.

Three of the eight early estates have been demolished or burned. Ironically, the Raymond House was the first to go. It was demolished in the 1930s (Sandbach 1981) and was replaced by small-scale commercial development at the northwest corner of W. Sixth Street and Lamar Blvd. One of the last tracts Raymond sold out of the Raymond Heights Addition was a 10-acre parcel to the east of the Smoot homestead. In 1891, former mayor Joseph Nalle built a palatial home designed by Jacob Larmour on the site for a reported \$60,000 (Nalle family vertical files, Austin History Center). The house was demolished in 1939 and the site redeveloped as the Park View subdivision in 1948. Finally, the Armstrong-Odom House at 614 Blanco Street burned to the ground in the 1990s. Only the historic fencing and entry gates remain of the once-prestigious estate. Still, the surviving remnants of the estate properties – the Jernigan House (602 Harthan), the Smoot House (607 Pressler), the James Raymond Johnson House (1412 W. 6 ½ Street), the Sheeks-Robertson House (610 West Lynn) and the Buaas House (708 Patterson) – demonstrate the grandeur of the “heights” in their size, materials and design. Only the Smoot House retains its luxuriant grounds and commanding presence above W. Sixth Street, offering a glimpse of how the streetscape appeared in the 1870s.

The construction of these estate homes reflects the rise in prosperity in Texas as the effects of Reconstruction and the 1873 depression declined (1983 Turner, Jernigan House NR 1983). Included among the first residents of Raymond Heights were some of the most influential men of the day. A.J. Jernigan (602 Harthan) served as Travis County Treasurer in 1872, a post he held off and on until 1896. He was also a partner in the Austin Marble Works. James Raymond Johnson (1412 W. Six ½) worked as a teller in his uncle’s bank (Raymond and Swisher) but rose to become president of the First National Bank (Sandbach, 1981). Johnson’s successor in the home was Hans Peter Nelson Gammel. Gammel owned a book company and the Gammel-Statesman publishing company that published the Austin Statesman newspaper. He is perhaps best known for compiling the laws of Texas (Gammel’s Laws) after the original capitol burned in 1881 (James Raymond Johnson House landmark nomination 1890). Richmond Kelley Smoot (1316 W. Sixth Street) founded the Austin Presbyterian Theological Seminary in his library in 1882. It is said that Smoot married the author William Sydney Porter (O. Henry) and Miss Athol Estes in his parlor in 1887 (Maxson, NR 1982). David Sheeks (610 West Lynn) was a judge who served a term as Judge of the 16<sup>th</sup> Judicial District (Williams NR 1976). As mentioned earlier, Raymond (1006 W. Sixth, demolished) himself was a banker and Joseph Nalle (1218 W. Sixth, demolished) served as mayor of the city of Austin.

<sup>10</sup> According to a newspaper note, McDonald and Mullins were the builders (*Austin Democratic Statesman*, April 19, 1876: 3).

<sup>11</sup> The Johnson House is mentioned in a promotional ad for “pretty dwelling sites” in Raymond Heights in 1876 (*Austin Democratic Statesman*, May 17, 1876).

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The Raymond Heights estates remained intact as a suburban oasis on the outskirts of Austin through the nineteenth century. At the time Texas District Court Judge James H. Robertson bought the David Sheeks house in 1887, his daughter Margaret recalled:

There were very few people<sup>12</sup> living in the neighborhood, and the family lived like country folks with chickens and a cow and used the mule-drawn street car which went as far as the foot of the hill to town ... It was ideal for children. We lived in the out-of-doors – riding horseback and playing out every evening. We had a tennis court at the foot of the hill and summer evenings when we were gathered in the library after supper, the music of the Mexican serenaders would break out softly – “La Golandrina” and “La Paloma” – (Margaret Robertson, *The Life of James Harvey Robertson* n.d. in Sheeks-Robertson House landmark nomination).

Among the other attractions of Raymond subdivisions, was Pressler’s Garden. Paul Pressler owned one of the first of the large tree-shaded beer gardens as early as 1883 (Austin City Directory, 1883-1884: 98). Established near the intersection of West Sixth Street and present Pressler Street, the tree-shaded garden stretched all the way from W. Sixth Street to the Colorado River and included a bandstand (Wisenhunt 2001). The garden was eventually platted as Pressler’s Subdivision ca. 1900 in response to the demand for more housing in the area.

In addition to the Raymond Plateau and Raymond Heights subdivisions, much of the remainder of the land within the West Line Historic District was also divided into numerous estates by the 1870s. Attorney and state senator Nathan G. Shelley owned a large tract at the northern edge of the district, while Mathew Hopkins’ estate lay to the south near present Ninth Street. James H. Raymond, himself, retained possession of considerable acreage near present Lamar Blvd. His circa 1850 log house, later replaced by an Abner Cook-designed home, was sited on the north side of W. Sixth Street west of Shoal Creek (Figure 5).

At the same time, development of smaller, individual lots began to occur as early as the late 1870s. Parcels of land along streets such as W. Ninth and Blanco streets were sold from the perimeter of large estates. The houses constructed on these lots addressed the street in a more suburban manner, with setbacks similar to those of later development. They include the two-story Italianate houses at 1403 and 1407 W. Ninth Street, built in 1877-78 for brothers Ben and William Pillow. The Pillow lots were carved out of the Smoot estate. The Ziller and Cruchon-Cabiniss-Spiller houses provide other examples. Located on opposite corner of Blanco and W. Twelfth Street, they were constructed in 1877 and 1881, respectively, and display elaborate Eastlake detailing (Figure 7). These houses were sold out of the Shelley property.

Simultaneous with Raymond’s early subdivision effort, several other houses appeared beyond the western outlots. One of the earliest of these was the house of Joseph and Theresa Martin who lived in the far western portion of the district. Theresa Street is named for Mrs. Martin and the house was probably located in the land between Patterson Street and present MoPac Highway. Another early house in far-west Austin was that built for John L. Buaas. C. F. Millett built the house on a high bluff above W. Sixth Street in 1872.<sup>13</sup> Its vantage point gave the residents an uninterrupted view of the Colorado River to the south. In fact, the *Austin Democratic Statesman* proclaimed “Mr. Buaas, one mile west of the city, has a magnificent residence on a high hill overlooking the river and valley of the Colorado” (August 25, 1876: 3). The land surrounding the Buaas House, including its “front yard” stretching to W. Sixth Street, was intensely developed in

<sup>12</sup> At least one source credits contractor C. F. Millett for the construction of the house (Sandbach, 1981) but Travis County deed records indicate a contract for construction between Sheeks and Larmour and Wheelock in 1876 (Vol. 36: 263).

<sup>13</sup> When the stucco covering was removed from the structure, the words “J.L. Buaas – 1872” were cut into the stone above one of the front windows.

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the 1910s and 1920s. The Austin Landmark (1979) is now addressed as 708 Patterson. The Buaas and Martin families are the only known residents in the area west of West Lynn (Westlin) between W. Sixth and W. Tenth streets for nearly 35 years – from the early 1870s until the land was subdivided for new housing starts beginning in the 1910s. By then, the city had grown enormously and development pressures enticed the property owners to subdivide their tracts.

Perhaps due to economic vagaries, Raymond's other subdivision garnered little sustained attention beyond these initial sales until the mid-1880s. Raymond filed a new plat of the Raymond Plateau in 1885, possibly in an effort to reinvigorate sales in the addition<sup>14</sup>. During the late nineteenth century, the country experienced extreme economic conditions characterized by alternating periods of boom and bust. Years of business expansion were followed by economic depressions; businesses rose and fell, affecting investors who had put money into the firms, consumers who relied on their goods and services, and workers whose wages depended on their operation. Speculators hoping to make easy profits gambled on risky stocks, contracts or equipment. Sometimes they reaped the rewards of their investment but they were just as likely to ruin their companies. Even seemingly local disasters such as a plant closure had wide-ranging consequences; the country's economy was, by then, so inter-connected, that decisions – and failures – made in New York or Pittsburgh affected the entire nation and its economy.

Texas and Austin were not immune from such swings. The early 1870s were a time of growth but a deep depression beginning in 1873 curtailed many entrepreneurial endeavors. In the late 1870s and early 1880s, the country enjoyed a growth spurt but it was cut short in the depression of 1884. The economy gained momentum in the late 1880s and early 1890s only to be quashed by the most serious depression of the century in 1893 (Berkin 1983: 442). As a banker and businessman, Raymond's aspirations would have been very much affected by the capriciousness of the markets. This may account for the rather sporadic development attempts within his holdings after the initial 1870s effort.

Despite the unpredictable economy, Raymond apparently supported charitable work and in 1886 made the generous donation of 26 acres of land for the establishment of the Confederate Home for Men. The property at 1600 W. Sixth Street lay at the western edge of his holdings with frontage onto W. Sixth Street. In character with the estates on the "heights", the main building was well set back from W. Sixth Street and accessed by means of a long drive. Consisting of a large main building surrounded by a collection of smaller institutional buildings that provided housing and health care for Civil War veterans, the Confederate Home occupied a wooded park-like estate bordered on the east and west by ravines. Its bucolic setting and residential-type buildings were in keeping with the predominant eleemosynary philosophies of the day, which emphasized the curative qualities of natural surroundings. The complex was replaced in its entirety by University of Texas student housing in 1970. Consequently, the site has been excluded from the present nomination.

## *Arrival of the Streetcar Spurs Growth in West Austin*

Still, the area west of Shoal Creek continued to grow such that increased traffic prompted the city council to replace the small iron bridge with a "double-arched stone bridge" to extend the "full width of the [80'wide] street" (W. Sixth Street) in 1887. Council appropriated \$6,126.20 for the project that resulted in a triple-arched rather than a double-arched bridge (Jackson 1996: 5). Shortly after the completion of this bridge, Austin's street railway extended its Sixth Street line across Shoal Creek to Raymond's western subdivisions. The *Austin Daily Statesman* noted on July 28, 1887, that the bridge would be completed "within a few days" and "a transfer of passengers on the street car is now necessary, and will soon be dispensed with" (*Austin Daily Statesman*, July 28, 1887). The reference implied that the streetcar line extended to Shoal Creek.

<sup>14</sup> The plat had a new drawing but the same surveyor and configuration as the 1871 subdivision.

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The unusually wide bridge, built to accommodate Edwin Waller's original street grid, was wide enough to accommodate wagon and mule-drawn streetcar traffic over Shoal Creek (Jackson 1996: 7)<sup>15</sup>, thus providing greater access to Raymond's subdivisions. By 1897, the streetcar ran along W. Sixth Street from downtown all the way to West Lynn (Westlin), and was within walking distance from all of Raymond's original holdings (Austin City Directory). The W. Sixth Street carline was one of the principal streetcar routes since the inception of the city street railway system. The Sixth Street line traveled east and west from a major exchange point at its intersection with Congress Avenue (Figure 2). Until 1912, the line stopped at West Lynn and development occurred in proximity to its path. When the line was extended west, beyond the I & GN railroad tracks in 1913, a new wave of development ensued along its route to the western edge of the West Line Historic District.

The growth of the city presented special problems for urban transportation. In the early nineteenth century, most urban areas had been "walking cities" – that is, the city was small enough to permit people to walk wherever they had to go. But, with the expansion of the city and with many middle-class people moving to suburbs – walking was no longer a realistic way to get about. To solve the new problem, the cities first tried horse-drawn streetcars. But these crowded vehicles were slow and noisy, and horses could only pull a limited passenger load. The streetcars caused pollution, too, by way of horse droppings and the nineteenth century urban environment was filled with smells, flies and disease. By the late nineteenth century, cities had progressed to electric streetcars. The first system was set up in Richmond, Virginia in 1887. By 1895, more than 800 cities had electric railway lines and city suburbs expanded outward along the lines (Berkin, 1983: 476).

Austin adopted the streetcar system in the 1890s, as well. By the 1890s, Austin's population had grown beyond its original boundaries and entrepreneurs began to seek new territory to develop. In 1891, Monroe Shipe built the city's first streetcar line to his land several miles north of the city. He platted a grid-like subdivision named Hyde Park and promoted the new residential area as a desirable enclave in the country. It was an efficiently planned subdivision platted into relatively small residential lots to take fullest advantage of a land tract. Because it was too far to walk to the central city, the streetcars made it possible for people to live in the Hyde Park suburb and work in the city. Shortly after the Hyde Park streetcar line was installed, a second line was completed along W. Sixth Street across Shoal Creek. Where the bridge over Shoal Creek made travel from downtown to the west side possible, the streetcar made it practical and the area began full-scale development after its introduction.

Although the eastern residential end of Raymond's Plateau was replaced by commercial development after Lamar Blvd. became a major north-south thoroughfare, surviving properties in the area attest to the neighborhood's transition from one of large country estates in the 1870s to a bustling suburban neighborhood for an expanding middle class in the 1890s. Among the significant extant houses in the Raymond Plateau subdivision from this period is the 1893 Wroe-Bustin House at 506 Baylor, then called Crockett Street. W.T. Wroe, a saddle, harness and hardware merchant, and his wife Bursheba Wroe, purchased the lot in 1890. Popular Austin architect William G. Eyers drew the plans and William J. Sutor built the 2-story frame house in 1893. Two-story wraparound porches and Classical Revival details were added around the turn of the century. C.N. Bustin, a real estate broker, acquired the house in 1918. After his death in 1920, his son Ed, a building contractor, continued to live in the house with his wife, mother and other members of the extended family until 1994 (Wroe-Bustin House NR 1997). The house was likely considered a prosperous, if typical, middle-class home when built but, with the demolition of many similar houses to the east, it has grown in importance as an increasingly rare example of its type (Maxson, Wroe-Bustin NR 1997). Along with several other historic houses on the west side of the 500 block of Baylor Street, the Wroe-Bustin House helps denote the beginning of the residential section along W. Sixth Street.

<sup>15</sup> Mule-drawn streetcars were first used in Austin in 1875, shortly after the railroad arrived in the city (Jackson 1996: 8)

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## *Dawson's Sustained Development in the Silliman Addition*

Other sections of Raymond's original grants were subdivided for residential – rather than estate – lots at this time. In 1894, Colonel John Garland James, former superintendent of the Texas Military Institute, sold his 32-acre campus to C.H. Silliman who then subdivided the area into city lots (TMI RTHL file). James had been living in “the castle” and the building continued in use as a private residence with the surrounding lots on W. Tenth and W. Eleventh streets developed for residential use, as well (TMI RTHL file). Well-known Austin contractor Nick Dawson and his sisters designed a number of distinctive stone houses on W. Tenth and W. Eleventh streets in the 1890s. The houses are characteristic of the Dawsons' work throughout the city; they are primarily 1-story stone houses above basements with turrets, bay windows and inset porches with turned posts and decorative brackets. Dawson, a native of Pittsburgh, Pennsylvania, came to Austin in 1851 and established a contracting business. His limestone, modest Queen Anne style houses are the hallmark of his trade and a number throughout the city are Austin Landmarks. The collection of houses on W. Tenth and W. Eleventh streets have erroneously been identified as staff housing for the military institute, but that institution had been closed for nearly 15 years when the property was redeveloped for housing starts. Dawson died in 1903 after a long career in the construction business (Brown, Chapter 15: 23).

The Dawsons' work is significant beyond its evident craftsmanship; the collection of houses represents the first sustained building campaign in the West Line Historic District. Almost all of the early houses in the Raymond and neighboring subdivisions (1870-1895) were individual efforts built with little or no consideration for neighboring designs or building types. Lots and blocks were developed piecemeal and houses varied from architect-designed brick mansions to more modest frame houses built by contractors from plan books. Even within the exclusive Raymond Heights subdivision, there was little consistency beyond the large house and lot; several of the grand houses were of brick construction while others were frame, and their construction spanned nearly 40 years from the ca. 1854 Raymond House to the ca. 1891 Joseph Nalle House.<sup>16</sup> Although all were large, 2- to 2 ½ story houses, some display Italianate detailing while others exhibit Queen Anne or Greek Revival stylistic features. Their setback from W. Sixth Street varied according to the site's elevation so there was no rhythm to the streetscape along W. Sixth Street.

In the Silliman Subdivision, on the other hand, W. Tenth and W. Eleventh streets were almost fully built out within a very short period of time – from about 1894 to 1898 – and the houses shared similar designs, materials, size, height and scale. Lot size and setback was consistent and the resulting streetscapes convey an orderly, planned appearance. Among these houses is the Edward F. Nicolds House (1106 W. Tenth Street) built in 1898. Nicolds was an attorney and the manager of the Texas Loan and Trust Co. (Landmark nomination 1983). A similar house is the McBride-Knudsen House at 1109 W. Tenth Street was built by Dawson about 1896. The original owner, Douglas McBride, lived in the house about 10 years but the house was long associated with the Knudsen family (Landmark nomination 1983).

The Brass-Goddard House (1108 W. Ninth Street) is one of the more noteworthy houses in the Silliman Addition. Architect Jacob Larmour and builder Nick Dawson completed the house for the original owner, Paul McCombs, in 1897. Gustav M. Brass acquired the house in 1905. Brass owned a large general store in Austin and then became one of the foremost realtors in Austin. In 1936, Dr. Walter Goddard, who practiced medicine in Austin for many years, purchased the house (Brass-Goddard landmark nomination). The 2 ½ story limestone mansion capped by a Mansard roof is more flamboyant than the more restrained Dawson houses to the north. Despite its size and more elaborate decorative embellishments, the stonework appears very similar to Dawson's more modest W. Tenth and W. Eleventh Street houses. In addition, the Brass-Goddard House set the standard for setback, lot and house size – if not style and materials – for subsequent development along the north side of West Ninth Street.

<sup>16</sup> Most, however, were built 1872-1877.



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## *Infrastructure and City Services at the Turn of the Century*

Perhaps the renewed development impulse and an influx of new residents to the Silliman Addition warranted the erection of three moonlight towers in the area in 1895, at the corner of West Twelfth and Blanco streets and on W. Sixth Street at Ruiz Street and Westlin. Moonlight towers were the first electric streetlights in Austin. They were placed in the downtown commercial district and well-populated neighborhoods. The placement of moonlight towers in west Austin reflects the burgeoning population – and anticipation of future growth – in those areas in the mid-1890s. Of the 31 original towers, only 17 – including the one at Twelfth and Blanco – survive to the present. They are designated Austin landmarks and are listed in the National Register of Historic Places (1976).

A more urgent addition to the neighborhood was the establishment of a local fire company in 1905. In 1905, there were 75 members of the company (City Directory 1909-10:35). In 1907, the West Austin Fire Company built a fire station at the northwest corner of W. Tenth and Blanco streets. The building apparently was already on the lot by 1907 but the deed was given from W.D. Shelly and Mollie Shelly to West Austin Fire Co. September 8, 1908 (Vol. 218: 306-307; Vol. 227: 324-325). The fire company transferred the deed to the city of Austin in 1908 (Vol. 227: 513-514). The two-story brick firehouse exhibits arched entries for the engines and features pilasters and an elaborate cornice. Historically, a 2-story wood gallery spanned the W. Tenth Street facade (Austin Landmark nomination, 1984).

## *Subdivision of the Raymond Estate: The Raymond Subdivision*

After a lifetime of living in and promoting Austin's west side, James H. Raymond died in 1897. A year later, his wife, Margaret Johnson Raymond, platted the Raymond Subdivision (1898) out of her family estate. The subdivision extended from Shoal Creek on the east to Blanco Street on the west, and from W. Sixth Street on the south to W. Ninth Street on the north. Development commenced almost immediately. Houses had already been completed on the north side of W. Ninth Street where the Silliman Subdivision had been platted three years earlier. Dozens of homes were built just after the turn of the twentieth century in the Raymond Subdivision. An intact row of late-nineteenth and early twentieth-century houses extends along the south side of W. Ninth Street, between Blanco and Baylor, as part of this development effort. A number of other houses from this period were built in the 600 to 800 blocks of Baylor Street. Several on the west side of the street were large, imposing mansions.

Property owners in the Raymond Subdivision tended to hold professional jobs or worked in business positions in keeping with the size and location of their homes. About 1914, Henry J. Bauer and his wife, Lillian, were the first residents of 1105 W. Ninth Street. Bauer was the proprietor of his own business, Bauer Brothers. In 1909, August W. Brill, a salesman at W. T. Wroe & Sons (saddles and harness work), purchased the house at 1109 W. Ninth Street. That same year, J. H. Hubbard, Secretary-Treasurer of the Austin Transfer Company, purchased the house next door (1111 W. Ninth Street) and John F. McNamara, of McNamara Brothers, bought the house at 1119 W. Ninth. Residents of this block generally were married, owned their own houses and lived in the same place for more than a decade (Austin city directories, 1905-1920).

Houses appeared along Baylor Street, perched high above the city, during this building campaign. The west side of the street, with its views of the city, was reserved for some of the most lavish residences. A good example is the home of Howard H. Taylor who commissioned a substantial limestone house in 1904 at 608 Baylor. Taylor was a businessman who owned a tire and hardware store on Colorado Street. The house's construction is attributed to Charles Ledbetter who became a developer in the area in the early twentieth century. (Austin Landmark nomination 1982). Elton Perry built a similar house at 610 Baylor about the same time. Businessman John Buaas, who owned a sheet metal company, built an elegant home at 806 Baylor at the turn of the century (Austin city directories, 1905-1920).

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## *Twentieth Century: Large Estates Subdivided for New Construction*

As the large estates of Raymond Heights aged, second and third generation descendants began breaking up the land into smaller subdivisions. Austin's bustling economy and concomitant housing shortage in the early twentieth century encouraged estate owners to subdivide their large tracts of central city land for new housing starts. In the years immediately preceding World War I and in the first years after the war, scores of new subdivisions arose throughout Austin, including West Austin. By then, the old estate houses were no longer stylish and required expensive retrofitting to maintain a modern lifestyle. Descendants of the original owners could move to the new automobile suburbs such as Enfield and realize a profit on the old homesteads by selling or developing them. Added incentive for development occurred when the Sixth Street car line was extended west to the Austin dam, ensuring a market for new houses built along its path. The most concentrated development efforts in Raymond Heights and the west side neighborhoods occurred between 1909 and 1916 when hundreds of modest bungalows were built in anticipation of, and response to, the new streetcar route.

None of the original eight Raymond Heights lots survives untouched. The most intact example is the Smoot estate, which retains its W. Sixth Street frontage; however, even the Smoot homestead has been partitioned. As early as 1877, Mrs. Richmond Kelley Smoot sold a portion of her land to R. J. Loving who in turn sold it to the Pillow brothers for houses on W. Ninth Street. Later, in the mid-twentieth century, Smoot descendants subdivided land along what is now Pressler Street for new construction of small houses. The Taylor-Smith subdivision is another example of how an old estate was broken into new subdivisions; just after the turn of the 20th century the Jernigan heirs sold part of their family estate. They first sold the land fronting onto W. Sixth Street to a Mrs. Hans Harthan who built a stone Victorian house on the site. Then, in 1910, the northern portion of the property was subdivided into standard-sized lots as the Taylor-Smith Addition. The lots were sold to middle-class families for building sites on Harthan (formerly Jernigan) Street. This type of subdivision and redevelopment throughout Raymond Heights; the greatest period of redevelopment occurred from about 1909 through the 1920s but continued into the post-World War II period.

Harthan Street, which was once the eastern boundary of the Jernigan property, quickly filled in with frame bungalows, principally hipped roof bungalow-plan houses with classically inspired columns supporting wide, full façade porches during the 1910s. In contrast to the earlier architect-designed homes in Raymond Heights, most of these new bungalows followed standard designs that were only slightly modified for individual needs. Typically, a prospective homeowner contracted directly with a builder who followed set plans. Lumber companies supplied house plans and builders along with the building supplies. Among the most prominent lumber yards and builders in the early twentieth century were the Calcasieu, Kuntz-Sternenberg and Brydsden lumber companies. Among the early families in this subdivision were those of R.C. Amman, at 606 Harthan Street,<sup>17</sup> and Marion and Ora Belle Nixon at 604 Harthan Street. Amman was a bookkeeper for Andrew Zilker's Lone Star Ice Company (Sanbach, 1981) and Nixon founded the Nixon-Clay Commercial College, a small business school (Nixon-Harper House Landmark nomination 2003). The original Jernigan House remains on its site surrounded by early twentieth century houses and low-scale commercial development on W. Sixth Street.

The same redevelopment trend occurred in a piecemeal manner throughout the district, particularly on the former estates. The James Raymond Johnson estate was subdivided as Terrace Park in 1913 and scores of new houses – mostly Craftsman influenced bungalows – appeared on Highland and Oakland streets and along the adjoining blocks of W. Sixth Street. The Johnson house survives in the midst of the later development and towers over the surrounding bungalows.

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<sup>17</sup> The house was originally a one-story frame dwelling but it was enlarged to two stories in the late 1920s. Later, the front porch was enclosed (Sandbach 1981).

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The Smoot family subdivided a portion of their estate in 1916 and sporadic development took place along Pressler Street, on the western border of their property, from the 1920s through the 1950s. Some of the early houses on the street were Craftsman-influenced bungalows but later houses were very modest Minimal Traditional dwellings. To the west, part of the Robertson-Sheeks Estate was carved into working-class residential streets near Mathews School; they include Confederate and Robertson streets and the numbered cross-streets. In the 1970s, apartments were built along W. Sixth Street on what had been the Sheeks "front" yard and the Robertson's tennis courts. The Robertson-Sheeks House, now accessed by West Lynn, remains on its original site, its former spacious grounds crowded with bungalows and multi-family dwellings. Still further west, the Theresa Martin and Buaas homesteads were broken up in 1914 for five different additions: the Theresa Martin Addition, A.W. Johns Addition, West End Heights Addition, E.T. Deats Addition and Eck's Heights (Travis County Plat maps, various) additions. All of these subdivisions were relatively small, containing only a few city blocks apiece. The ca. 1872, Buaas House survives amid scores of early twentieth century bungalows.

## *Burgeoning Population Warrants New School: Mathews School*

Prompted by the phenomenal growth in the area, a new elementary school – Mathews School – became one of the neighborhood's greatest attractions.<sup>18</sup> Most of the district's early development had occurred in the eastern section and children attended Pease School, east of Shoal Creek. After a general lull in construction after the turn of the twentieth century, renewed interest in developing the West Side occurred and hundreds of 1-story frame houses began to fill the gaps between the old country mansions. Between 1909 and 1916, more than a dozen new additions to the city were platted in the district – all in the western two-thirds. The influx of new families and hundreds of children in the burgeoning west side compelled the city to build a new school to serve the growing student population. Mathews Elementary School was authorized by a 1915 bond election and built in 1916.<sup>19</sup> Architect Dennis Walsh, who drew the plans for the old Austin High School (1915) and Metz School (1916, razed 1992), designed the original building at a cost of \$5,850 (Mathews School Landmark nomination, 1999). The school is named for a former school board member, W.J. Mathews. By the end of the 1916-1917 school year, 190 students attended Mathews School (Wisenhunt 2001). Real estate brokers and builders like the Enfield Realty and Home Building Company and Pressler and Ziller used the school as a selling point in their newspaper advertisements to attract more residents to the area (Austin Statesman, March 9, 1921: 9; February 10, 1921: 10).

In its early years, Mathews School served only families on the west side of the West Line Historic District. Children who lived in the Silliman Addition and Raymond Heights still attended Pease Elementary. In 1923, however, the city adopted a plan to link the city's parklands by the creation of a scenic boulevard and work began on widening Ruiz Street (Lamar Blvd.) to accomplish this goal. Ultimately, the road became a major north-south thoroughfare through the city and was too dangerous for children to cross. As a result, all of the children in the Castle Hill area (Silliman Addition) and Raymond Heights transferred to Mathews (Andy Akins, Matthews School Landmark nomination files 1999). Although African American children in the Clarksville neighborhood lived close by, they attended a separate school until school desegregation closed that school in 1965. Now Mathews serves as the Clarksville neighborhood school, as well. In addition, many Mexican American students from the Rainey Street and Guadalupe neighborhoods attend Mathews since Palm School has closed (Joe Campos, Mathews School Landmark nomination 1999). Foreign students also attend Mathews School and it is one of the few Austin schools that is naturally integrated by the ethnic makeup of its student families (Jarmon, Mathews School Landmark nomination 1999).

<sup>18</sup> Growth was anticipated to continue into the 1920s and beyond.

<sup>19</sup> Development was also taking place on the East side of town and identical plans for East End and West End schools were drawn up. Due to the Compulsory Education act, Austin was required to build three new schools. Matthews is the only one of those three still standing.

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The school is listed in the National Register of Historic Places and is a designated Austin Landmark. The original building was expanded by 1930 and in 1949 a new cafeteria wing was added. There were two other major additions – a new wing to the north of the building in 1964 and a 1-story addition for library expansion in 1992 (Mathews School Austin Landmark file). Despite the changes, some of which are historic, the school's main façade fronting onto West Lynn conveys its original construction and design.

### *Religious Properties in the West Line Historic District*

The West Line Historic District is overwhelmingly residential in character but a few religious properties appeared in the neighborhood to serve the population, as is common in historic neighborhoods. In fact, it is perhaps more remarkable that so few churches were constructed in the district. Only one church is presently located within the district boundaries, though at least three other congregations met in the neighborhood during the historic period. St. Francis Episcopal Church, founded in 1990, occupies a modified Craftsman-style house at 1408 W. Ninth Street. The West Austin Christian Church met in a wood-frame sanctuary at 702 Blanco from 1909-1920; subsequently, the building was converted into a house and later a multi-family dwelling. Two existing West Austin churches had their beginnings in this area. The West Austin Methodist Church, founded in the 1930s, first met in a private residence, then in a one-story frame building on the grounds of Mathews School. Later known as St. Luke United Methodist Church, the congregation moved to its present location at 1306 West Lynn, just north of the district boundaries, in 1948. Likewise, the West Austin Baptist Church relocated from the corner of Elm and W. Twelfth Street to the City of Rollingwood in 1969.

### *Demographic Change in West Austin*

As the old estates were broken up for new subdivisions, a new class of resident arose on the West Side. Raymond Heights was no longer the exclusive realm of judges and state officials. Developers carved the old estates into standard-sized lots for smaller houses. As a result, middle-class families could afford houses in the western suburb. In fact, subdivisions in the once-exclusive enclave were heavily promoted to working-class families with the means to own their own homes in the 1910s and 1920s. Early residents along one block of Theresa Street in the 1920s illustrate the trend: Olin D. Farquhar (800) was a bookkeeper at the Austin Statesman, L. B. Randerson (804) was a clerk at the post office, as was William R. Warrick (806). James H. Cummings (811) was a paperhanger, Edward W. Seiders (812) was a checker, and James D. Dunlap (815) was a trainman for the Austin Street Railway (Austin city directories, 1920-1929). All of these residents owned their homes but roughly half the people living on Theresa Street in the 1920s were renters. Few Theresa Street residents held professional positions or owned businesses during this period. Nevertheless, it was a respectable, middle- and working-class address.

Some areas attracted residents who worked in the same field and the Austin Street Railway, Tips Foundry and Machine Company, the Confederate Home and various Fire Hose companies were well-represented. In 1920, 1308 W. 9 ½ Street was occupied by G. V. Potter, a hoseman at Hose Co. No. 6. Two years later, J. O. Mangham, a hoseman at Hose Co. No. 4, lived in the house and Alex Mangham, captain of Hose Co. No. 1, lived next door (addressed as 1214 W. 9 ½ at the time). Fred K. Everett owned a house at 1310 W. Nine ½ Street in 1922 and was a hoseman for Hose Co. No. 4. In 1924, Lee W. Maufrais owned at home at 1608 W. Ninth Street; he was the captain of Hose Co. No. 2. Gus H. Noren who lived at 1508 W. 9 Street was a trainman for the Austin Street Railway Company in 1920. In 1924, M. J. Copeland (1606 W. 9 ½ Street) was also an operator for the railway company. Meanwhile, their neighbor, Emil T. Nelson (1502 W. 9 Street), was a machinist at Tips Foundry and Machine Co. in 1920 and C. T. Nivens, who lived nearby at 1616 Eason, was a salesman at Tips in 1924 (Austin city directories, 1920-1929). The Confederate Home employed both men and women in nearby subdivisions as cooks, nurses, orderlies and laborers. Rev. Edward M. Mobley, who lived at 1616 Confederate Street in 1927, served as the chaplain at the Confederate Home. Within a block of Mobley lived William Teich (1510 W. Ninth Street) who worked as a cook at the home in 1920. All of these residents lived in the western

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section of the district where bungalows were being advertised to middle- and working-class families. These are the types of jobs that were prevalent in the area during the 1920s (Austin city directories, 1920-1929).

Although many of these jobs were within walking distance, such as the Confederate Home and Tips Foundry, others required the employee to provide their own transportation. From the first, the streetcar line was an attraction to working families who wished to own their own homes in pleasant surroundings but who needed access to the central business district for shopping and work. The many subdivisions like the Lewis Hancock Addition (1909), the Taylor-Smith Addition (1910), Westridge (1910), and Wendlandt's Additions (1911) were all situated within short walking distance of W. Sixth Street, one of the main streetcar lines. The Taylor-Smith Addition, carved out of the Jernigan estate, was right on the line while others were only a few blocks to the north with easy access (Nixon-Harper Landmark nomination 2003). The original mule-drawn railway went as far as West Lynn (Westlin) in the 1890s, but in 1913 the electric streetcar was extended from its West Lynn terminus to the Austin dam – the entire length of W. Sixth Street. The extension spurred phenomenal development in the western end of the district and a dozen new subdivisions immediately sprang up as soon as the news was announced. Beyond the Confederate Home, the western end of the district was sparsely developed through the nineteenth century and the first decade of the twentieth century. Only a few large tracts such as the Theresa Martin and Buaas properties were occupied before 1910. Little interim construction had taken place between the time Theresa Martin and Buaas built their homes in the 1870s and the extension of the streetcar to the area in 1913. As a result, it was relatively easy – except for the steep grades in the area – to initiate an intensive building campaign that resulted in fairly homogenous streetscapes on previously vacant land. The building stock in the western two-thirds of the district reflects the speed with which development occurred; streets are filled with scores of Craftsman-influenced bungalows built from the mid-1910s to the mid-1920s. Among the many subdivisions that appeared with the extension of the streetcar line from West Lynn to the Austin Dam were Terrace Park (1913), Woodland (1914), Eck's Heights (1914), West End Heights (1914), and the Niles Graham Addition 2 (1916). All were located directly on the newly extended streetcar line in the western section of the district. The additions platted in the 1910s contain the largest concentration of a single building type and style – the Craftsman-influenced bungalow – within the district.

The area was ideal for residents who had to commute downtown via streetcar. The earliest occupants typically owned their own homes and held responsible business or administrative positions that doubtless required them to commute. Among them were J. Louis Arlitt (608 Augusta) who worked in municipal bonds and loans in 1918, and Henry Teich (1702 Frances) who was the engineer for the city water works. In 1932, Edgar W. Teich (1706 Frances) was an accountant for the State Highway Department. At 702 Patterson, Lat. C. Sutton lived with his wife Nell; he served as chief clerk for the Attorney General in 1918. Dr. Deveny, an osteopath, lived at 708 Patterson in 1927. Another doctor in the neighborhood was physician and surgeon, Samuel H. Haigler who lived at 1800 W. Sixth Street about 1925. J. W. Blakeslee (711 Patterson) was a rater for the Board of Insurance Commissioners in 1924 and Christopher C. Linscomb (720 Patterson) was a bookkeeper at Donnelly and White in 1920 (Austin city directories, 1916-1929).

Despite a good number of accountants, engineers and doctors, the area attracted a large number of working-class families, many of whom owned their own homes. F.D. Lloyd (609 Patterson) was a pumper with the city water works in 1920. John S. Lyle (702 Patterson) was a driver in 1916. W. R. Warrick who lived in the Lyle house in 1920 was a postal clerk, as was John S. Gresham (721 Patterson); H. A. Homayer who lived across the street at 703 Patterson, was a postal carrier. Harry Dearing, at 804 Patterson, was a batteryman at Austin Storage and Battery Company in 1924. Many residents in the west end of town worked for the Confederate Home and the Austin Street Railway. Edmund Krause was an assistant engineer for the Austin Street Railroad (708 Augusta, 1918). A later occupant was J. A. McCutcheon (708 Augusta) who served as Chief Engineer and Superintendent of the laundry at the Confederate Home in 1935. Walter F. Eggeling (1709 Frances) was a trainman for the Austin Street Railway in 1916 (Austin city directories, various 1920-1935).

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Many of the people who lived in the western subdivisions worked in the building trades and some participated in the area's development. A. W. Johns developed some lots and lived at various places in the neighborhood including 1808 W. Sixth Street. Developer J. A. Greathouse, a contractor who built a number of houses in the West Line Historic District, lived at 1708 W. Sixth Street (1916-1930). F. J. Comte, a contractor and one of the earliest residents of Patterson Street, owned a house at 606 Patterson as early as 1914. William H. Jackson was foreman of the Kuntz-Sternenberg Lumber Company and probably built both the house at 705 Patterson and the one at 608 Patterson about 1916. He apparently lived in the one at 705 from 1916 to 1918 and then moved to 608 Patterson by 1920. It was typical of contractors to live in their houses before they sold them and moved on to the next<sup>20</sup>. Another contractor in the area was Jacob J. Wattlinger (812 Theresa), a partner in Wattlinger Brothers in 1922. Architect George V. Chasey may have built his house at 607 Patterson as early as 1914; he was a partner in the firm of Kuehne, Chasey and Giesecke, an architectural firm that advertised their design skills in newspapers of the time. Carpenters in the area included Harry Dearing at 804 Patterson (1924), W. S. Kingsbury at 723 Patterson (1927), Manfred B. Roeder at 900 Patterson (1924), and Clyde E. Ward at 905 Theresa (1935). Plumbers and other jobsmen including electricians D. W. Neff (605 Theresa, 1930) and Harrvey Rudicill (707 Patterson, 1932) and painters G. W. Lucas (811 Theresa, 1924) and I. L. Wilcoxon (721 Patterson, 1922), also lived in the neighborhood.

## *Piecemeal Construction in the Early Twentieth Century*

Despite the area's popularity, development in West Austin proceeded in a fairly piecemeal fashion. Unlike the carefully planned Aldridge Place and Enfield additions with their parks and curving streets and restrictive covenants, development in the West Line Historic District was not guided by an overall concept or theme. After Raymond's earliest promotional efforts for the Raymond Heights as an exclusive residential enclave in the 1870s, no single developer attempted to recreate a unified vision of the neighborhood. There was occasional consistency within subdivisions but rarely between them. Nick Dawson's Victorian-era stone houses in the Silliman Addition and the nearly identical row of Classical Revival bungalows in the 1000 block of Shelley illustrate the point; the two areas lie within a block of one another but their houses are dissimilar in style, materials, and massing and were built at least 15 years apart. Such mini-neighborhoods exist throughout the district, particularly within the older, eastern section<sup>21</sup>, which experienced a wider range of housing types and styles over a 100-year period. In general, this area this area was redeveloped earlier than the western section and thus has a greater number of late-nineteenth and turn-of-the twentieth century properties. The western half of the district was further from town, a fact that may have hampered its early redevelopment before the extension of the streetcar.

By the 1910s, however, two factors may have influenced the wholesale redevelopment of the western end. The streetcar line pushed incrementally westward along W. Sixth Street to Pressler Street by 1906 and then extended all the way to the Austin dam in 1913. Between 1910 and 1920, Austin's population increased almost 17 percent, from 29,860 to 34,876 inhabitants (U.S. Bureau of the Census, 1900-1920). The increase in streetcar accessibility, coupled with the demand for close-in housing, doubtless spurred development in the former Johnson and Sheeks-Robertson estates and in the former Buas and Martin properties west of the Confederate Home. Because so many homes were being built during a relatively short period of time, there is more consistency in the building stock in the western two-thirds of the district; hundreds of similarly styled and scaled bungalows lie nestled between the older estate houses of an earlier generation.

Although houses in the western section of the district may share more similarities than those in the eastern part, the entire district was generally built-out by individual builders working independently on a house-by-house basis. Even under Raymond's oversight, a variety of different builders contracted directly with property owners in Raymond Heights

<sup>20</sup> Jackson built other houses as speculative ventures. One of the houses he built and occupied is 823 Harris Ave. in Central Austin.

<sup>21</sup> Generally east of Harthan and Shelley to Lamar Blvd.

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and the resulting house styles varied widely within the parameters of the day's fashions. Nick Dawson's similarly styled stone houses in the Silliman Subdivision are the exception rather than the rule in the West Line district. Individuals in the district typically bought lots from the developers and then hired freelance builders or local lumberyards to construct a home on the site. For instance, in 1910, F. S. Taylor and Fred H. Smith carved part of Raymond Heights into the 11-lot Taylor-Smith Subdivision along Harthan Street at its intersection with W. Sixth. Oscar Anderson, an intermediary, sold lot 7 to Marion C. and Ora Belle Nixon in 1912. The Nixons, in turn, hired general contractor John R. Cox to build a five-room frame dwelling costing \$2,300 at 604 Harthan. The house is a hipped roof Classical Revival bungalow with a full-façade front porch and Craftsman details (Nixon-Harper House, Austin Landmark 2003). The Nixons and Cox probably selected the plans from a catalog or lumber company. Several other houses on Harthan in the Taylor-Smith Addition appeared with similar designs and their owners likely contracted directly with the builders, like the Nixons.<sup>22</sup>

In other instances, real estate brokers like Carl Wendlandt, who lived in the district, purchased lots throughout the city for resale. In fact, Wendlandt was one of the more prominent real estate brokers for property in the West Line Historic District during the 1910s and 1920s. In 1914, he advertised, "Good residence lots in Terrace Park [and the] F.H. Smith's addition between W. Sixth Street and W. Ninth St. Cash or terms. Prices of these lots will soon be advanced" (*Austin Statesman*, April 12, 1914: 14). Some real estate agents and builders purchased their own lots for "spec" houses<sup>23</sup>. Often they lived in the first one completed, marketed and sold the house, and then moved to the next. Frequent address changes among resident builders and real estate agents within subdivisions attests to this phenomenon in the West Line Historic District. While Carl Wendlandt and Sons typically sold building lots, other companies specialized in new or existing houses in the district. Pressler and Ziller, Oscar Hofheinz, and the Paul O. Simms Company were among the most active agencies for completed homes on the west side (*Austin Statesman*, various dates 1919-1929).

Real estate agents and builders marketed their homes individually in the "Want Ads" section of the newspaper. Selling points for houses in neighborhood during the 1910s and 1920s included modern plumbing and electricity, cement walks and curbs, sleeping porches and Mathews School. Although nearly all ads for West Side houses noted their proximity to the Sixth Street carline in the 1910s and 1920s, they began to note the presence of garages as the automobile gained in popularity and number. The words "West Side" and "bungalow" or "California bungalow" were themselves selling points during this period as the west side was perceived as an attractive residential location and bungalows were the fashionable middle-class house type (*Austin Statesman*, January 16:10, February 27: 11, March 9: 9, various).

Rarely were there ad campaigns to promote groups of houses in the West Line Historic District because there were no large-scale home-building campaigns in the district. However, the Terrace Park Addition, which included Oakland and Highland streets, and the Westridge subdivision were highlighted in advertisements even though houses and lots sold on an individual basis. In particular, bungalows on Highland Avenue were heralded as among the West Side's prettiest homes (*Austin Statesman*, January 6, 1924: 10) and houses in the Terrace Park Addition commanded higher prices than their contemporaries in the western part of the neighborhood. Throughout the West Side, four-room frame cottages with a hall and bath generally cost between \$1,500-\$2,500 in the neighborhood and a new five-room "modern" cottages 'only one block from paved street' typically sold for around \$3,000 in the 1910s (*Austin Statesman*, April 23, 1916: 8). "Nice, level lots" in the Terrace Park Addition "just north of W. Sixth" were advertised for \$1,200 (*Austin Statesman*, January 23, 1916) and a single, 85-foot lot in the same addition on Oakland Avenue went on the market at \$1,650 (*Austin Statesman*, January 2, 1916: 11). In contrast, a "well-drained" 75' x 150' lot on Patterson Street, one block north of W. Sixth Street, was advertised for only \$550 (*Austin Statesman*, May 14, 1916: 8) and "pretty level lot(s)" in a

<sup>22</sup> W. O. Harper, a prominent plumber in Austin for many years, purchased the house in the 1920s and his family lived there many years.

<sup>23</sup> "Spec" houses were those built on a speculative basis in anticipation of a sale once the building was completed. Real estate brokers and builders often built one or two houses with the profits going to the construction of subsequent houses.



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“firstclass neighborhood northwest of the University” were marketed at \$600 per site (*Austin Statesman*, January 2, 1916: 11).

Despite its lack of a unifying design theme and street patterns and the absence of restrictive covenants, the West Line Historic District nevertheless developed several connecting threads. The district’s residential core has remained surprisingly intact; it is almost entirely built out with single-family dwellings and neighborhood-scaled apartment buildings and, while it has a wide variety of housing types and styles spanning nearly 100 years, Craftsman-influenced bungalows predominate. All streets within the district (with the exception of commercial W. Sixth Street) are merely two lanes. While West Austin Park is the only designated city park in the district, the neighborhood streets are lined with large shade trees; mature landscaping, natural terraces and knolls, and the extensive grounds of the former Confederate Home add green space and an interesting topography to the district.

## *The Bungalow Craze: 1910s – 1930s*

One thing that was consistent throughout the district – the great majority of new houses, from infill properties along Baylor Street, on the east side of the district, to entire block faces on the west side – could be classified as bungalows. Austin, like most of the nation, was caught up in the “bungalow craze”, a penchant for modest, efficient, 1-story, massed-plan houses with five or six rooms and a capacious front porch. Bungalows typically feature two parallel rows of rooms with the private functions – bedrooms and baths – on one side and the public spaces – the living, dining and kitchen areas – on the other. Roof style takes many different forms; most have front- gabled roofs but hipped, side-gabled and cross-gabled roofs are common, too<sup>24</sup>. Nearly all bungalows have wide overhanging eaves for shade and sets of strategically placed windows to catch summer breezes. A philosophy of living evolved around the bungalow with an emphasis on craftsmanship, exposed natural materials, free-flow of traffic, and harmony with nature. Because the majority of new construction took place during the height of the bungalow phenomenon (about 1915-1930), it is appropriate that the greatest number of historic properties in the district can be classified as bungalows. District bungalows are typically 1-story, frame dwellings. The earliest, Classical Revival, bungalows (1910-1920) often feature pyramidal roofs with central dormers, full-façade porches with classical order columns.

By the 1910s, Classical Revival bungalows began appearing on the east side of the district where some redevelopment was already taking place. A number, including the houses at 604, 606, and 608 Harthan, were built in the early 1910s after the Jernigan estate (Las Ventanas) was resubdivided as the Taylor-Smith Addition. An entire block face of similar houses built ca. 1915-1920 sprang up in the 1000 block of Shelley, on part of the old N. G. Shelley Estate. However, the majority of bungalows in the district (1915-1940) employ Craftsman-inspired details such as exposed rafter ends, knee braces, tapered porch posts set on brick piers, and wood ornamentation in the gable ends or vents. There was some overlap between the Classical Revival and Craftsman treatments but by 1920 the “California” bungalow with its charming Craftsman details achieved wide popularity in the district. By 1925, advertisements for bungalows surpassed all other housing types. From descriptions in advertisements, the term was loosely interpreted to mean any small frame or brick house formerly called a “cottage” but the West Line Historic District is clearly a neighborhood of bungalows more than anything else. Entire streetscapes filled with Craftsman bungalows are found along Highland Avenue and in blocks of Patterson and Theresa at the west end of the district. Excellent examples of Craftsman bungalows, ranging from large, 1 ½ story “Airplane” bungalows (607 Blanco) with tapered porch posts on rock piers to more modest front-gabled houses with beveled siding and partial façade, integral porches (1405 W. Tenth Street).

<sup>24</sup> When found on Spanish Colonial or Mission Revival bungalows, the houses may have flat roofs. Tudor Revival bungalows have steep gables.

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## *Contemporaneous Subdivisions*

One of the few companies to launch a full-scale development campaign in the West End was the Stacy, Robbins Company, in 1910. Gen. William Stacy had come to Austin in 1872 and, with his sons, founded what became the oldest real estate business in the city. In 1906, Stacy formed a partnership with R. B. Robbins and the Stacy, Robbins Company embarked upon a number of suburban development projects including the Harwood Addition, west of the University of Texas, the Oakwood Addition, and Westridge in the West Line Historic District. Their premiere project was South Austin's Travis Heights, platted in 1913. Stacy Park and spring fed pool, which are central features of the neighborhood are named for the real estate developer. Westridge was the only full-scale development campaign initiated by Stacy and Robbins within the historic district although their firm sold individual lots and houses in other West Line subdivisions. Westridge is a square-shaped subdivision that includes part of Ninth Street, and all of Nine ½, Confederate, and Robertson streets. Mathews School lies within the boundaries of the original plat and fronts onto West Lynn. The firm advertised heavily to working-class and lower income families in the early 1910s with campaigns announcing:

WESTRIDGE: The beautiful Westside subdivision for men of moderate means . . . Low prices – easy terms. Special inducements to home builders (*Austin Daily Statesman*, May 2, 1910: 10).

While the advertisers touted the addition's large, handsome lots, abundance of fine shade trees and the proximity to the electric streetcar and the central business district, they clearly sought to attract first-time homeowners with their low prices, terms and financial incentives. They were not as successful as they had hoped; by 1921, only one house was depicted in the Sanborn maps and that appeared to pre-exist the subdivision (Sanborn Fire Insurance Co., 1921)<sup>25</sup>. A contemporary addition was the W. T. Caswell's Ridgetop Annex "only two blocks east of Hyde Park". The agents promoted the addition as a wise financial investment with "high class building development" and building restrictions of \$1,000 per lot (*Austin Daily Statesman*, May 27, 1910: 7).

Yet another type of development was being promoted in Aldridge Place, a neighborhood just north of the University. It was advertised as "The Suburb Beautiful: Where Suburban Life and City Luxuries Are Delightfully Combined" where people could own "high class" property in restricted residential districts without fear of being encroached upon by inferior surroundings. Its developers appealed to the "lovers of the artistic and beautiful in their home surroundings" who wished to have "refined neighbors". Restrictions limited development exclusively to houses and their outbuildings and promised a uniform building line to assure "beauty and symmetrical streets". Attractions featured a central, picturesque park with a creek running through it, stone entry gates and curving streets to enhance the contours of the addition. Lots in Aldridge Place ranged in price from \$1,000-\$1,950, for a corner lot. Buyers were required to meet a minimum house cost of \$2,500-\$4,000, depending on the size and location of the lot (*Austin Daily Statesman*, May 12, 1912). By the standards of the day, these three subdivisions represented the spectrum of owner-occupied residential subdivisions in Austin; Aldridge Place attracted well-to-do families who could afford its luxuries while Westridge appealed to working- and lower-middle class families who merely hoped for the chance to own their own homes. Ridgetop Annex, with its modest amenities and restrictions, lay somewhere in the middle of the mix.

Throughout the 1920s, Austin experienced tremendous growth and new subdivisions sprang up around the city. Some of the older suburbs, like those in the West Line Historic District, were redeveloped while others, like Hyde Park, that had achieved only minimal success when first platted, filled in or their vacant lots with new construction in the 1920s. Hyde Park was an 1891 streetcar suburb that lay several miles to the north of the city. A flurry of development in the addition occurred after the streetcar line was first installed and the neighborhood has a number of 1- and 2-story

<sup>25</sup> Between 1921 and 1935 the subdivision was entirely built out, possibly due to its proximity to Mathews School

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Victorian-era houses from this initial period of development. The addition was laid out on a grid roughly between present Guadalupe and Duval on the south and north, and Fortieth and Forty-fifth streets on the east and west. Avenues A through H ran parallel to Guadalupe and Duval and these were the district's main streets. In addition to the streetcar, the developer, Monroe Shipe, offered a horse racing track, lake and pavilion. Later development in the Shadow Lawn Addition (Thirty-eighth to Fortieth streets) supplanted these amenities. The depression of 1893 may have curtailed growth in Hyde Park as it did elsewhere throughout the country. New construction began again in the 1910s with Classical Revival Bungalows and then, in the 1920s, with Craftsman-influenced bungalows. There are similarities between Hyde Park and the West Line historic districts; both relied on the streetcar for transportation and development from the 1890s forward and both experienced distinct periods of development from Victorian-era L-plan houses to Classical Revival and Craftsman style bungalows. However, the initial construction in the West Line district was earlier and generally more exclusive than Hyde Park and subsequent development occurred with the breakup of old estates whereas Hyde Park's later development followed the original subdivision plat. And, while the streetcar was important in both neighborhoods, the earliest development in the West Line occurred without its benefit while Hyde Park's success was absolutely tied to the streetcar<sup>26</sup>.

During the 1910s, however, the automobile gained in popularity and by the 1920s began to surpass the streetcar. New subdivisions like Enfield, Bryker Woods and Pemberton Heights were developed with the automobile in mind and thus were not constrained by their distance from the central city or proximity to the rigid streetcar lines. While minimal development occurred in the area before the ascendancy of the automobile, most remained undeveloped pasture and hills until after 1915, when Hugo F. Kuehne was hired to plan the Enfield suburb. Concepts promulgated by Frederick Law Olmsted and the City Beautiful Movement influenced Kuehne's design, which included curvilinear streets, small island parks and irregular lot sizes and shapes; such features conformed to the varied topography of the addition but were also intended to add interest and beauty to the neighborhood. Restrictive covenants prohibited the sale of alcohol and occupancy by "colored" people. Uniform setback and minimum house values -- \$3,500 for a one-story house and \$7,000 for a two-story house -- were imposed. Sales were slow at first. In fact, the first lot sales in Enfield didn't occur until 1918 (Dase, 2003). U.S. involvement in World War I may have been a factor but it is also likely that access presented problems to potential homebuyers. North of present W. Fifteenth Street, Enfield was far from the business district and the streetcar line on W. Sixth Street. Once the automobile became widely available, Enfield residents had access to city amenities and sales increased dramatically after 1920. By 1924, 114 houses were completed in the suburb (Dase, 2003). It was a matter of course that virtually all properties in Enfield and the later Bryker Woods and Pemberton Heights additions featured auto garages.

While planned subdivisions like Enfield and Aldridge Place, north of the university, featured attractions such as parks or gated entries that appealed to the more well-to-do homeowner, the west side additions offered proximity to the streetcar and relatively inexpensive houses. Real estate agents advertised their houses as bargains with solid but unpretentious features. They touted the "prettiest lot on Highland Avenue" with 50-foot frontage \$1,350 (*Austin Statesman*, April 2, 1922: 13). A "West Side Bungalow -- Bargain" was typical of the sales in the district during the 1920s:

A real pretty and extra well constructed home consisting of 5 large rooms, bath (hot water), large sleeping porch, large pantry, clothes closets, built-in conveniences, etc., Situated one block north of West Sixth Street and car line, on a high lot with cement walks, two-car garage and other outhouses. This house is modern in every way and is one of the best buys on the real estate market today. Let us show you this

<sup>26</sup> The West Line Historic District is closer to the downtown business district than is Hyde Park.

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pick up at \$4,000 on terms of \$1,000 cash, the balance easy Paul O. Simms Company, real estate (*The Austin Statesman*, May 20, 1923: 11).

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Many advertisements for lots and houses in the West Line District in the 1910s and 1920s noted the presence of a “chicken run” or “chicken coop” as part of the sales pitch, indicating that the area was still rather “out in the country” well into the twentieth century.

During that time, however, the West Line Historic District experienced its most significant phase of growth. The district was almost entirely built out by the end of the 1920s, with the exception of Shelley Heights No. 1, which was developed largely in the 1930s and 1940s, and Park View, which wasn’t platted until after World War II. By the end of the 1920s, though, the West Side had been transformed from a bucolic, country setting dotted with estates and scattered instances of suburban streets – particularly at the east end of the district – to a densely developed urban neighborhood with hundreds of bungalows surrounding the vestiges of the former estate houses.

## *Early Commercial Development in the District: 1900-1939*

Two residential-scaled commercial corridors serve the West Line Historic District; W. Sixth Street, an east-west arterial, runs along the southern boundary of the district linking downtown Austin to MoPac and beyond, and West Lynn, a north-south connector, cuts through the center of the district tying W. Sixth Street to Enfield (Fifteenth Street), another major arterial, to the north. Although commercial development encroached on previously residential W. Sixth and West Lynn streets, it is confined exclusively to those corridors with virtually no intrusion into the adjacent housing areas. Commercial development occurred within the district according to familiar patterns of suburban growth. Residential subdivisions often developed commercial corridors along major transportation routes in the absence of zoning prohibitions or restrictive covenants. Commercial nodes often occurred at streetcar stops or the intersection of two lines. While they provided many useful neighborhood services including groceries, bakeries, laundries, and filling stations, such nonresidential concerns often attracted increased development for a wider clientele including auto repair shops and bottling companies. Such larger businesses brought attendant traffic, noise and congestion to formerly serene subdivisions, driving out homeowners, depressing property values, eroding the residential fabric and generally spoiling the surrounding neighborhood as a pleasant place in which to live.

West Sixth Street was originally a country road flanked by multi-acre estates on the north side (Raymond Heights, the Buas property) and residential subdivisions on the south (Raymond Plateau, the Duval Subdivision). However, in typical streetcar fashion, it slowly converted to commercial use along the path of the carline. Sanborn maps for 1900 depict only a small portion of the district but it is entirely residential with the exception of one store fronting onto W. Sixth Street just west of Shoal Creek (Sanborn Fire Insurance Co. 1900). Pressler’s Beer Garden, on the south side of W. Sixth Street, was a fixture in the neighborhood since the 1880s but the open-air beer garden was more like a park than a typical commercial business; however, Pressler did operate a brewery on the site until 1900. About 1906, Pressler sold his brewery between W. Fourth Street and the river, immediately east of Pressler Street, for a power plant to serve the city’s electric streetcar system (Pietzch et. al. 1906). That same year, Tips Ironworks Company relocated to West Austin and built a large complex between present Baylor and Walsh streets.

It wasn’t until about 1918, at the close of World War I, that neighborhood businesses started appearing in the 1100 block of W. Sixth Street between Baylor and Blanco streets. That year, D. A. Goodstein owned a grocery at 1128 W. Sixth Street, Barker and Sons operated a meat market next door at 1126 W. Sixth, W.M. Hall had another grocery at 1124 W. Sixth, and Emery Reiss operated a bakery at 1124 ½ W. Sixth. By 1922, the little commercial strip included Goodstein’s grocery (1128 W. Sixth), Barber and Sons Meats (1126 W. Sixth), West Austin Beauty Shop (1128 ½ W. Sixth) and the West Line Bakery (1122 W. Sixth). Alex Fischer built a brick grocery (Fortney’s) at 1116 W. Sixth Street in 1928. By 1935, the strip expanded to include Alex Fischer’s grocery at 1116 W. Sixth, R. L. Davis’ barber shop, apparently in the same building, West Austin Cleaners (1122 W. Sixth), Barker and Sons Meats (1126 W. Sixth), Slaughter’s Grocery No. 5 (1128 W. Sixth) and West Austin Drug Store (1130 W. Sixth). The first commercial property in the 1200 block of W. Sixth Street appeared about this time. Reflecting the growing importance and availability of the

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automobile, the new building was Gulf Refining Co. Station No. 11. With these few exceptions – the small-scale one- and two-story neighborhood businesses on the north sides of the 1100 block and the filling station in the 1200 block of W. Sixth Street – the entire length of the thoroughfare through the district remained in residential use in 1935 (Sanborn Fire Insurance Co., 1921, 1935; City directories, various dates).

The only other commercial node that emerged in the neighborhood was along West Lynn Street. West Lynn's role as a link between W. Sixth and W. Fifteenth (Enfield) streets encouraged small-scale commercial development, especially at its intersection with W. Twelfth, a principal east-west corridor within the neighborhood. Like W. Sixth Street, West Lynn was almost exclusively residential in character at its inception and remained so until after World War II. The Sheeks-Robertson House, once addressed on W. Sixth Street, is the oldest house, built in 1876. Extant houses in the 500-900 blocks of West Lynn date from the 1880s to 1940 with most in the 1910s and 1920s, the era of greatest development throughout the district. In the early twentieth century, several small frame stores appeared along West Lynn. They probably sold groceries and dry goods. By 1921, there were two, small frame neighborhood stores on West Lynn; one lay on the northeast corner of W. Tenth and West Lynn, fronting onto Tenth Street, and the other lay at the southeast corner of W. Twelfth Street and West Lynn, fronting onto West Lynn. By 1935, there were three store buildings in the same vicinity; a frame store at 1516 W. Tenth, a frame store at 1525 W. Twelfth, and a brick store at 1100 West Lynn. All three stores had a side to West Lynn and were within two blocks of each other.

### *Developer/builders*

Throughout the 1920s and into the 1930s, additions in the west end continued to be developed on a lot-by-lot basis. T.C. Steiner was typical of owner/builders who bought a number of lots in the area and built houses – primarily from plan books – on them. They typically marketed the houses themselves. They advertised the same type of amenities as real estate agents: modern bungalows, convenient to schools, choice neighborhood and low prices. One of the new attractions noted in ads were automobile garages (*Austin American Statesman*, May 2, 1937 and May 6, 1938: 17). In 1935, the city established a park with a swimming pool and bath house between W. Ninth and Tenth streets. Doubtless it was an enticement to families with children in addition to creating an attractive green space to the neighborhood.

At the same time, more prestigious houses were being constructed in the eastern part of the district, particularly on Baylor Street. Already dotted with prestigious houses, these older subdivisions filled in with new dwellings of the same caliber. A 1923 article listed some of the big projects in Austin at the time including Kurt Schmedes \$25,000 two-story brick veneer house at 804 Baylor (*Austin Statesman*, May 20, 1923: 11). Unlike the many frame bungalows in Terrace Park and West End Heights that were built from standard plan books, the Schmedes House was designed by the noted Austin architectural firm of Giesecke and Harris. The Schmedes House shared one thing in common with the bungalows; it was built by the Brydsden Lumber Company which built many other houses in the neighborhood during this period. Although bungalows largely characterize the neighborhood in the early 20th century, some families were building stately Revival Style homes and even some with Prairie School influences. Among the most lavish is the Calvin Maples Cureton House at 1300 Windsor. Cureton served the state of Texas as a legislator, attorney general, and as Chief Justice on the Texas Supreme Court in 1921. With his wife, Nora Morris Cureton, he built his two-story brick house designed by famed Austin architect Roy Thomas in 1928.

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### *Development in the 1930s: Shelley Heights*

On the eve of the Great Depression, building and home sales continued in the district. In 1931, one could buy a five-room bungalow with a sleeping porch at 1214 W. Eighth Street, on the “west side” for \$3,500. (*Austin Statesman*, April 5, 1931: 13). Real estate agent Carl Wendlandt advertised,

A dandy 5 room brand-new bungalow with 40 x 120 corner lot, garage, curb, etc. Easy walking distance, big bargain for \$3,000. Offered by C. Wendlant and Sons. (*Austin Statesman*, April 5, 1931: 13).

Some ads touted the special amenities,

New Home Bargain” Five rooms, breakfast nook, service porch, oak floors, hot water, built-in cabinets. High elevated east front lot, hard surfaced street, block off W. Sixth. 710 Patterson. Complete in every detail. \$3,250.00 \$250 cash, bal. \$40/month offered by T.C. Steiner, owner and builder.

Although the Depression quashed new home construction and development efforts throughout the country, Austin real estate brokers continued to promote their subdivisions to prospective buyers and a number of new subdivisions were platted in the 1930s. New subdivisions in previously undeveloped areas north of Raymond’s outlots and near the University of Texas touted innumerable amenities including gated entrances, picturesque drives, deed restrictions and minimum building prices. They were heavily promoted for their privacy, design and exclusivity. Most used pastoral or parklike allusions in their names. The word “heights” remained popular, especially when used to evoke a cooler, breezier place well above the Austin heat, humidity and riff raff. Among the popular Austin subdivisions advertised in the 1930s were Bryker Woods, University Park, Shoalmont, Pemberton Heights, and Shadow Lawn. Pemberton Heights was advertised as “The End of the Trail in the Search for the Best.” Properties along W. Sixth Street and in the neighborhoods to the north were simply referred to as “West Side cottages” or “West End bungalows” at that time.

By the mid-1930s, most of Raymond’s former lands had been subdivided and was largely built out. However, a large tract of land in the northeast quadrant of the West Line Historic District and the infill In 1936, Lula Shelley, granddaughter of Gen. N.G. Shelley, subdivided her family’s 1855 homestead for development. The original homestead site north of W. Twelfth Street was named Shelley Heights No. 1 and contained the old Shelley estate. Lula Shelley followed her first addition by platting the land between W. Tenth and W. Twelfth streets as Shelley Heights No. 2 in 1937<sup>27</sup>. Some of the property in Shelley Heights No. 2 had been developed as early as the 1880s on Blanco and Shelley streets; the Shelley Heights No. 2 Addition was essentially platted over the existing houses. The remaining lots began to fill in with new housing starts in the 1930s. Notably, little, if any, of the new construction could be considered traditional bungalows. By 1936, the familiar frame bungalow had gone out of fashion and new houses in the Shelley Additions adopted then-popular Revival styles such as Tudor and Colonial Revival. While Tudor Revival-style houses elsewhere in the city followed relatively modest bungalow plan-types, the two most noteworthy examples in the West Line Historic District – at 1200 Lorrain and 1200 Shelley – featured complex floorplans and elaborate brick detailing. The Shelley Heights additions did not fully develop until after World War II, probably due to economic conditions during the Great Depression and restrictions on domestic construction during the war. After the war, many small Minimal Traditional and Ranch style houses, and a number of two-story apartment buildings, appeared in the district. Despite the gap in construction, the early postwar development follows general neighborhood traditions in setback, scale and materials. Developers continued to build single family houses as well as small apartment buildings.

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<sup>27</sup> This land was in Outlot 4 – part of Matthews Hopkins’ homestead – acquired by the Shelleys sometime in the 19<sup>th</sup> century.



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## *Post-World War II Development*

Following World War II, residential construction boomed throughout the entire nation. New subdivisions – most with small frame “starter” houses – cropped up around the periphery of established towns and cities. By that time, public conveyance shifted from streetcars<sup>28</sup> to city busses but it was the automobile that dominated commuter transportation in the postwar era. Automobiles meant that new subdivisions didn’t have to be platted along streetcar lines or that developers had to provide such lines to entice prospective buyers. Austin followed the national trend and automobile suburbs that were platted before the war, such as Enfield, Brykerwoods, and Pemberton, flourished while new ones neighborhoods like Crestview, Dellwood, and University Heights were developed in the postwar era.

The West Line Historic District was almost entirely developed by the start of World War II so most of the postwar construction was infill or replacement of older homes. Some older houses were demolished for apartment buildings, as well. However, a single parcel of land between W. Sixth Street and W. Ninth Street lay undeveloped. It was one of the original Raymond Heights lots where former mayor and lumber magnate, Joseph Nalle, built his family mansion. The house was torn down in the 1930s leaving the estate vacant and ready for redevelopment in 1948 (Nalle family files, Austin History Center).

Park View is atypical of the other subdivisions in the district as its two streets curve to form an island in the center of a rectangular tract of land, producing asymmetrical lots. The housing stock in Park View was different, too. In the post-World War II era, the bungalow lost favor and was replaced in popularity by the Ranch and Minimal Traditional styles. Most of the houses in Park View adopt a combination of the features attributed to Ranch and Contemporary houses. Advertisements enticed veterans to purchase houses with no money down in such outlying additions as Crestview, Violet Crown Heights, Barton Heights, and French Place by appealing to their common sense. One advertisement promised a 100% loan to “The Wise GI and Home Buyer” (*American-Statesman* May 22, 1949: 30). The Park View Addition represents the last sustained development effort in the neighborhood during the historic period.

## *Postwar Commercial Development*

West Sixth Street, now a major arterial from downtown Austin to MoPac Freeway at the west end of the district, has become almost entirely commercial since World War II. Some apartment complexes and condominiums also share the street but the dozens of single-family bungalows built in the 1910s and 1920s have all been converted to commercial use. West Lynn, once a major streetcar stop on the Sixth Street line, remains an intra-neighborhood arterial and contains a variety of uses: commercial, single- and multi-family residential, and institutional buildings line the street. The neighborhood elementary school and St. Luke’s Methodist Church front onto West Lynn.

## *W. Sixth Street Commercial Zone*

In 1940, Lamar Blvd., a scenic drive along Shoal Creek recommended in the city’s 1928 plan, was completed; the Lamar Bridge over the Colorado River connected north and south Austin and almost immediately became a major transportation route. Its intersection with busy W. Sixth Street prompted redevelopment of the area that included both commercial and light industrial uses. The project completely eradicated Ruiz Street, a tree-lined residential street along the eastern edge of the Raymond Subdivision. The post-World War II period ushered in the wholesale commercialization of W. Sixth Street and the introduction of larger businesses that served a broader clientele, bringing people from outside the neighborhood to the street. Whole blocks of houses in the Raymond Plateau and Raymond subdivisions were replaced by new retail shops, office buildings, and bottling works; this phenomenon occurred first in the streets closest to Lamar Blvd., the new north-south thoroughfare. The increase of commercial and light industrial concerns greatly affected the

<sup>28</sup> Austin streetcar lines closed in 1940 and many of the tracks were pulled up for scrap metal to support the war effort during World War II.

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residential character of the street and its immediate neighbors. For instance, in the 1950s, the Coca Cola Bottling Company built a plant at the southeast corner of Baylor and W. Sixth Street. It replaced a number of single-family houses and dominated the block; eventually the houses on the west side of Baylor converted to office or studio use. The same thing happened along W. Sixth Street beginning in the blocks closest to Lamar and progressing westward down the street. Among the new businesses in the 1950s was an automobile dealership on the former Nalle Estate, at 1304 W. Sixth. When MoPac freeway was built in the 1970s, W. Sixth Street's transformation from a busy but largely residential street to a commercial conduit was complete. The many bungalows in 1300-1800 blocks of W. Sixth changed from single-family residences to small businesses such as restaurants, art galleries, real estate offices, and beauty salons. Several large apartment and condominium complexes replaced earlier houses, as well, and the old Confederate Home for Men was redeveloped for University of Texas student housing.

More recent development has followed the strip shopping center model with chain restaurants and stores set behind a large, asphalt parking lot. A large Public Storage facility has also appeared on the south side of the street. Several multi-story brick office buildings have been built, as well. Still small, local businesses survive; they include hair salons, art galleries, antiques stores, interior designers, and general offices. In fact, it is remarkable that the bungalows at the west end of the street (1300-1800 blocks) largely escaped redevelopment. Though nearly all of the bungalows on busy W. Sixth Street have been converted to commercial use, they retain their salient historic architectural characteristics to an outstanding degree.

### *West Lynn Commercial Zone*

In the interior of the district, the neighborhood businesses along or beside West Lynn increased after World War II but they remained limited to the original commercial node between W. Tenth and W. Twelfth streets. In the ten-year period between 1947 and 1957, at least eight new commercial buildings were built along West Lynn in the blocks between W. Tenth and W. Thirteenth streets. Notably, no new single-family houses were built in those blocks during this period. In 1947, Enfield Food Store (a.k.a. Enfield Food Mart) appeared at 1211 West Lynn. It has remained a grocery store to the present. By 1950, the Enfield Variety Store (1200), Peerless Cleaners (1202), and the Half-Hour Laundry (1204) lay on the west side of the street. Anthony's Laundry and Dry Cleaning (1113 West Lynn) was built about 1954, as was Nau's Enfield Drugs (1115 West Lynn. By 1957, Bradford's Food Store (1001), the RCA Service Co. radio repair shop (1005-1007), Burt's Barber Shop and Johnye Mae's Beauty Shop (1009), were in place on the east side of West Lynn (City directories, various dates).

Today, descendants of those businesses remain neighborhood fixtures. The Fresh Plus Grocery and Cipollina's restaurant, Nau's Drug Store and Anthony's Cleaners are housed in the original postwar buildings. A Texaco Station at the northeast corner of West Lynn and W. Twelfth Street has been converted to a nursery and several other restaurants, Jeffrey's and West Lynn Café, have joined the other businesses at the corner. These businesses serve both the neighborhood and the larger community but remain small in scale and are appropriate for the residential district.

### **Treaty Oak**

The West Line Historic District lies in a moderately hilly landscape defined by creeks and seasonal streams flowing to the Colorado River. Except for the commercial strips along West Lynn and West Sixth Street, the neighborhood enjoys extensive tree cover from mature Live Oaks, Pecans and a variety of lesser trees. One tree is singled out as a Contributing site in the historic district. It is the Treaty Oak (a.k.a. Raymond's Oak) in the 500 block of Baylor between W. Fifth and W. Sixth streets. The Treaty Oak was once at the center of a grove known as the Council Oaks thought to have been the scene of ceremonies and feasts. Legend persists that Stephen F. Austin signed a treaty with Native Americans in the grove. Although this tale is likely apocryphal, the ancient tree is revered in Austin. Originally located on the James H. Raymond Estate and known as Raymond's Oak, ownership of the tree eventually passed to the

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Caldwell family who sold it to the City of Austin in 1937. In 1989, the tree was severely damaged and nearly died in an intentional poisoning incident. A huge bough was removed but the tree was saved (Austin Historic Landmark files). Because of its historic significance to the city of Austin and its association with James H. Raymond, the site is nominated as a Contributing element of the historic district. Smaller trees such as those at the Wroe-Bustin House at 506 Baylor may survive from the original grove but the Treaty Oak is undoubtedly the most famous tree in Austin. Another magnificent Live Oak stands sentinel in the roadway in the eastbound lane of West Ninth Street (1200 block of W. Ninth) near its intersection with Blanco. It is one of many large Live Oaks and other mature trees that grace the neighborhood but its dramatic appearance in the street renders it a local landmark.

**Discontiguous District**

The Old West Line Historic District is nominated as a discontiguous district because it encompasses two separate, spatially discrete suburban tracts that share the same development history and architectural palette. The two areas were originally settled as part of the same suburban impulse that resulted in substantial single-family houses on multi-acre estates on "the heights" in the 1870s and 1880s. Early houses from the estate period survive in both sections. In later generations, the estate tracts were broken up for new subdivisions. During the 1910s and 1920s, hundreds of Classical Revival and Craftsman-influenced bungalows were built in both sections when streetcar service was extended to the western suburbs. While a variety of residential housing types and styles are found throughout the district, bungalows predominate in both sections lending a sense of architectural and historic continuity to the whole.

The two segments are separated from one another the former grounds of the Confederate Veterans Home. Although James Raymond concentrated his efforts on residential development in the western suburbs, he sold a 26-acre parcel of land at the western end of his holdings to build the Confederate Veterans Home. As the generation of former Civil War soldiers aged toward the end of the nineteenth century, the John B. Hood Camp of Confederate veterans and the Albert Sidney Johnston Chapter of the Daughters of the Confederacy raised funds to establish a home for indigent Confederate veterans. Completed in 1884, the institution was relatively isolated with only a handful of distant neighbors. Over the years, 3,800 veterans lived at the home until the last one passed away in 1934 at the age of 108. In 1943, the home was used as a state mental hospital. Stretching between West Sixth and West Tenth streets just west of West Lynn, the tract of land set aside for the Confederate Veterans overlooked the Colorado River and was nestled among trees and little hills and ravines, providing a beautiful and soothing natural setting for the aging veterans. The large Victorian house and outbuildings were razed in 1970 for the Westgate Apartments, one of three U.T. student apartment complexes (Mullen, Mathews School Landmark nomination 1999; Whisenhunt, 2001).

Intended as a self-sufficient institution with vegetable gardens, milk cows and an on-site staff, the Confederate Home was separate and apart from its neighbors who shared a sense of community with their fellows on "the heights". As suburban growth exploded in the 1910s and 1920s and the neighboring estates were broken up for hundreds of housing starts, the home remained isolated on its 26-acre, tree-shaded tract. Although some of the residents in the area worked at the complex in the 1920s, the Confederate Home did not contribute substantially to the sense of community that existed between the two residential sections. Because the main building was demolished in 1970 and no remnants remain of the home, and because the grounds have been completely redeveloped with new construction, the site is excluded from the historic district. Regardless, the two flanking residential sections that evolved from the same development impulse retain strong historic, architectural and community ties and are thus nominated to the National Register as a discontiguous district.

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### **Conclusion**

Since the development of Park View, most of the new construction in the West Line Historic District has been piecemeal; it is either infill construction or redevelopment of existing lots. A number of nonhistoric apartment buildings lie in the district, most notably at the intersection of Winflo and W. Ninth Street. In recent years, it has become popular to scrape small houses from residential lots and replace them with large Postmodern or faux Craftsman dwellings. Such demolitions and new construction instead of rehabilitation, along with curious and unsympathetic alterations to historic buildings, are among the greatest threats to the traditional fabric of the district (Figures 14-15).

Nevertheless, the West Line Historic District is an exceptionally intact neighborhood whose development spans nearly the entire history of Austin. Originally promoted to Austin's elite as a prestigious retreat from the bustling city, the area developed into a densely populated streetcar suburb whose residents included judges, teachers, and clergymen, as well as firemen, streetcar conductors, and simple laborers. Like its residents, domestic architecture in the district covers a wide spectrum. Domestic properties run the gamut from small center-passage houses and bungalows for working-class families to the Victorian-era manses of the city's well-to-do along streets like Baylor and W. Ninth Street. It is remarkable that the neighborhood retains so many of its first generation homes featuring Italianate, Queen Anne and Classical Revival styles. Although the estate blocks were carved up for new developments from the 1910s through the 1940s, many of the early houses remain amid the hundreds of the bungalows that surround them. Throughout the district these properties retain their historic architectural fabric and traditional character to a high degree. The survival of the West Line neighborhood is particularly extraordinary considering the rapid growth and redevelopment endeavors Austin has experienced since it has become a High Tech Mecca in the past few decades. Despite recent incidents of "tear-downs" and the encroachment of high-end condominium development, West Line residents are dedicated to preserving and enhancing the historic flavor of their neighborhood and will continue to do so. Because the West Line Historic District so vividly reflects the broad patterns of suburban development in Austin, particularly the rise and success of the streetcar suburb, it is nominated to the National Register of Historic Places under Criterion A at the local level of significance. It is also nominated under Criterion C at the local level of significance for its exemplary collection of diverse architectural styles and types and for the exceptional integrity maintained throughout the district.

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West Line Historic District  
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West Line Historic District  
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## Verbal Boundary Description

As the West Line Historic District is a discontiguous district, the verbal boundary description is in two parts:

### *Eastern Section:*

Beginning at the southeast corner of the north half of lot 13, block 2 of the Raymond Plateau subdivision (Outlot 11, Division Z), thence west to the southeast corner of lot 3, block 10 of Raymond Plateau, thence west 115 ft. along the property line of said lot, thence north along the rear property lines of lots 2-3, block 10 of Raymond Plateau to the northwest corner of lot 2, thence west along W. Sixth Street to the northeast corner of lot 18 of the Woodland Addition (Outlot 1, Division Z), thence south to the southeast corner of said lot, thence west to the northwest corner of lot 20 of the Woodland Addition, thence south along Pressler Street to the southeast corner of lot 12 of the Woodland Addition, thence west along W. Fifth Street to the southwest corner of the Villas West Condominiums subdivision, thence north to the northeast corner of the 1500 W. Fifth Street Condominiums subdivision, thence west along side property lines to the southwest corner of lot 1 of The Settlement II, thence north to the southeast corner of lot 11, block 1 of the R. Niles Graham Addition, thence west along the rear property lines to Campbell Street at the southwest corner of lot 1, block 1 of the R. Niles Graham Addition, thence north to W. Sixth Street at the northwest corner of said lot, thence east along W. Sixth Street to the southeast corner of West End Condominiums at W. Sixth Street and West Lynn, thence north to the southeast corner of Tract 4 of the Susan M. Robertson Estate Subdivision, thence west to the southwest corner of said tract, thence north to the northwest corner of said tract, thence west to a point 20 ft. west of the southwest corner of lot 5, block 3 of the Lauve Addition, thence north to W. Eighth Street and the northwest corner of said lot, thence west along W. Eighth Street to the southwest corner of lot 8, block 3 of the Lauve Addition, thence north to the lot line of lot 15, block 2 of the Westridge Addition, thence west to the southwest corner of lot 9, block 2 of the Westridge Addition, thence north to the northwest corner of lot 11, block 1 of the Westridge Addition, thence east along the rear property lines to the northeast corner of lot 3, block 1 of the Westridge Addition, thence south to the southeast corner of said lot, thence east to West Lynn and the northeast corner of lot 9, block 4 of the Westridge Addition, thence north along West Lynn to the southeast corner of lot 1 of the Starkey Addition, thence west along W. Twelfth Street to the southwest corner of lot 12 of the Starkey Addition, thence north to the northwest corner of said lot, thence east along Waterston Street to the northeast corner of lot 1 of the Starkey Addition, thence north along West Lynn to the northwest corner of lot 6, block D of Shelley Heights (Outlot 7, Division Z), thence east along W. Thirteenth Street to the southwest corner of lot 1, block B of Shelley Heights, thence north along Marshall Street to the northwest corner of said lot, thence east along the rear property lines to Lorrain Street, thence south along Lorrain Street to its intersection with W. Thirteenth Street, thence east along W. Thirteenth Street to a point 14 ft. west of the southwest corner of lot 1, block C of Shelley Heights, thence north to a point 14 ft. west of the northwest corner of said lot, thence east along the rear property lines to Windsor Road, thence south along Windsor Road to W. Twelfth Street, thence east along W. Twelfth Street to Baylor Street and the northwest corner of lot 1, block 5 of Silliman Subdivision (Outlot 5, Division Z), thence south along Baylor Street to a point 65 ft. south of the northwest corner of lot 1, block 2 of the Silliman Subdivision, thence east to a point 65 ft. south of the northeast corner of said lot, thence south along the rear property lines of the east side of Baylor Street to W. Ninth Street, thence east along W. Ninth Street to a point 10 ft. east of the northeast corner of lot 3, block C of the Raymond Subdivision (Outlot 2, Division Z), thence south to a point 10 ft. east of the southeast corner of said lot, thence south along the rear property lines of the east side of Baylor Street to the southeast corner of a 57.2 by 50 ft. lot out of a resubdivision of block D of the Raymond Subdivision, thence west along the property line of said lot to Baylor Street, thence south to W. Sixth Street, thence east along W. Sixth Street to the northeast corner of lot 4, block 2 of Raymond Plateau, thence south along the property line to the point of beginning.

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## *Western Section:*

Beginning at the southeast corner of the Augusta Row Condominiums subdivision on W. Sixth Street, proceed in a northerly direction along the front property lines on Augusta Avenue to the northeast corner of plot 2, block C of Eck's Heights, thence east to the southeast corner of the Patterson Townhouses subdivision on Patterson Avenue, thence north along the rear property lines to the northeast corner of a 77 by 145 ft. lot out of Abstract 697, Survey 7 of the George W. Spear League, thence west to Patterson Avenue, thence south approximately 30' to the alley at the northeast corner of lot 1, block 5 of Washington Heights, thence west along the alley to the northwest corner of lot 1, block 4 of Washington Heights, thence south along the rear property lines on the west side of Theresa Avenue to the southwest corner of lot 11, block 4 of Washington Heights, thence east along the side property line of lot 11 to the southeast corner of the lot, thence in a southerly direction along the front property lines of Theresa Avenue to W. Sixth Street, at which point proceed east along W. Sixth Street to the point of beginning.

## **Boundary Justification**

The West Line Historic District includes much of the land patented to James H. Raymond by the State of Texas in 1848 and 1849, including the surviving residences in Raymond Plateau, on the south, and the Shelley Heights additions on the north. The district is roughly bounded by the rear property lines along Baylor Street on the east, Mo-Pac Highway on the west, W. Sixth Street on the south, and Waterston and W. Thirteenth Street on the north. Although N. Lamar Blvd. was part of Raymond's original patent, it is excluded because it has been intensively redeveloped since the end of the period of significance. The northern extent of the district follows an irregular line defined by the southern boundary of the Old West Austin Historic District (NR 2002) except for a portion of Waterston Street and a block north of W. Twelfth Street. Most of Waterston Street lies in a subdivision within the West Line Historic District to the north. It is excluded from both districts due to lack of historic fabric and/or lack of integrity in extant historic properties. The Starkey Addition, which is comprised of a single block on the south side of Waterston Street, is included in the district because it contains similar architecture and sufficient historic integrity to be compatible with the rest of the West Line Historic District. Another exception is the block north of W. Twelfth Street in which several modern, large-scale apartment complexes have been built. They are excluded from the current district because of their age and architectural incompatibility. Thus, the northern boundary line is defined by the southern boundary of the Old West Austin Historic District and by the division of historic resources from nonhistoric and/or severely altered historic properties.

Excluded from the district are a freedman's village known as Clarksville, on the western perimeter of the neighborhood, and the grounds of the old Confederate Veterans Home, between W. Sixth and W. Tenth streets, in the southwest quadrant. Clarksville is a well-defined enclave associated with freed slaves and their descendants and is listed separately in the National Register. The Confederate Veterans Home was demolished in 1970 and replaced by a student housing complex for the University of Texas. The district is discontinuous in that a gap exists between the line of historic resources on the north side of W. Sixth Street and the concentration of similar properties that begin at Augusta Avenue to the west. The district is interrupted at that point by several recent apartment buildings and the multi-acre former Confederate Veterans Home property, which are excluded from the district due to their redevelopment. The disengaged portion of the district which includes Augusta, Patterson, and Theresa avenues and the property between W. Sixth Street and the rear property lines of W. Tenth Street contains a dense concentration of Craftsman-influenced bungalows and other historic properties dating largely from the 1910s through the 1930s.

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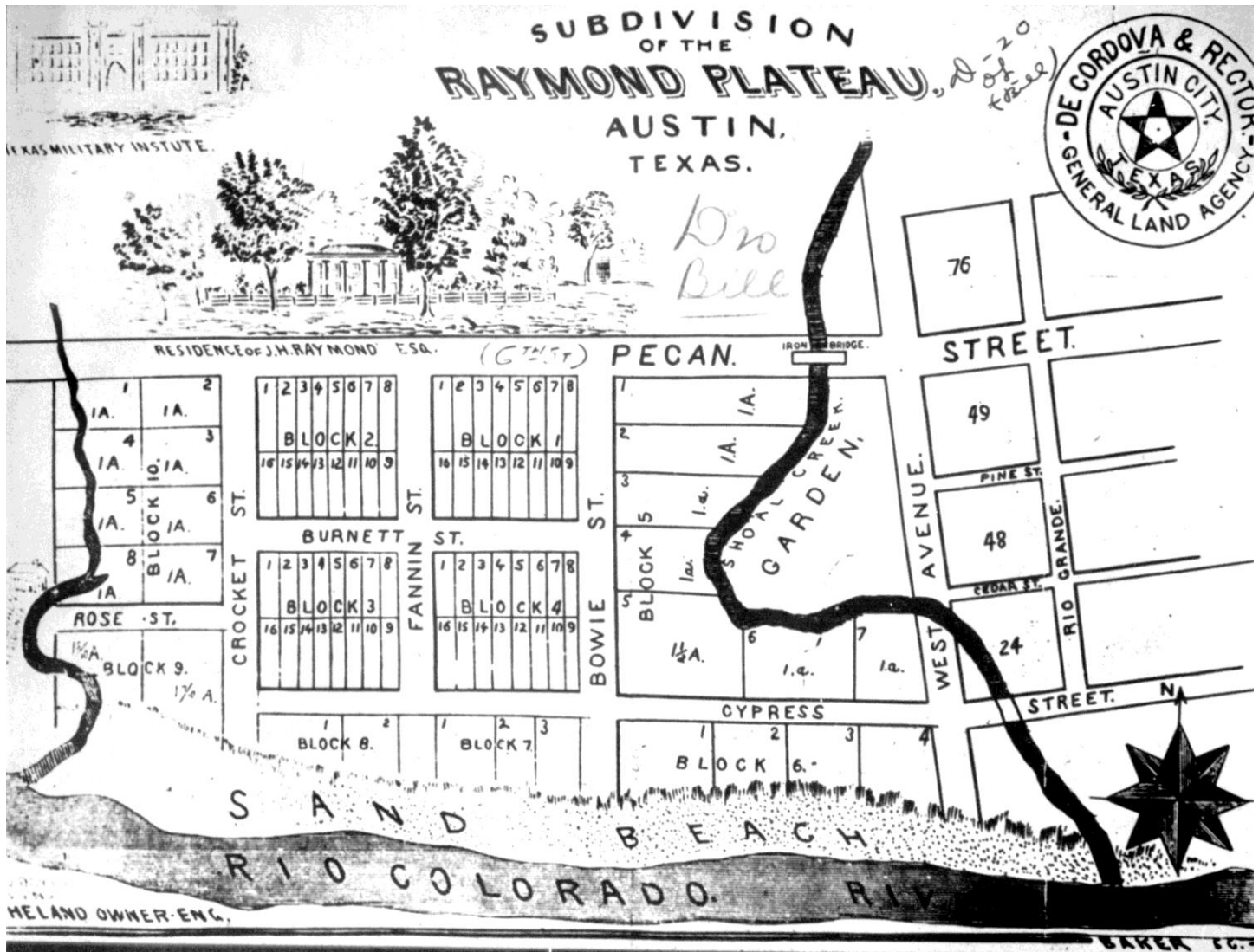
The development impulse that drove the construction of hundreds of similar properties in the main part of the district was replicated in the disengaged portion of the district. Blocks of Theresa, Patterson, and other streets in this section are nearly identical in composition architectural fabric to Highland, Confederate, Robertson, and W. Ninth and Tenth streets in the main section of the district. When the detached area was developed, its original residents were primarily middle- and working-class families like those in contemporaneous areas of the main district. Furthermore, the detached portion is linked to the main by W. Sixth and W. Tenth streets, which pass through the district, and it is within sight of the larger portion of the district. In every way, residents of the detached portion of the district identify with the larger neighborhood; children in this area attend Mathews School, and families gather at the West Austin Park and shop at the Fresh Plus grocery and Nau's Drug Store. It is for these reasons – similar development style, property types, historic lifestyles, neighborhood identity, and close proximity to the larger district – that it is included in the West Line Historic District.

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**Figure 1:** Subdivision of the Raymond Plateau, Austin, Texas, circa 1871.  
Travis County Deed Records, vol. V, p. 401.  
Re-filed Jan. 26, 1885 in Travis County Plat Records, vol. 1, p. 30.  
PICA 18529, Austin History Center, Austin Public Library.

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**Figure 2:** Intersection of major streetcar lines, circa 1914.  
E. Sixth Street at Congress Avenue, camera facing east.  
PICA 19984, Austin History Center, Austin Public Library.



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**Figure 3:** View includes the streetcar suburbs and hilly terrain west of Shoal Creek, circa 1920. W. Sixth Street at Congress Avenue, camera facing west. Jordan Ellison, photographer. CO1955, Austin History Center, Austin Public Library.



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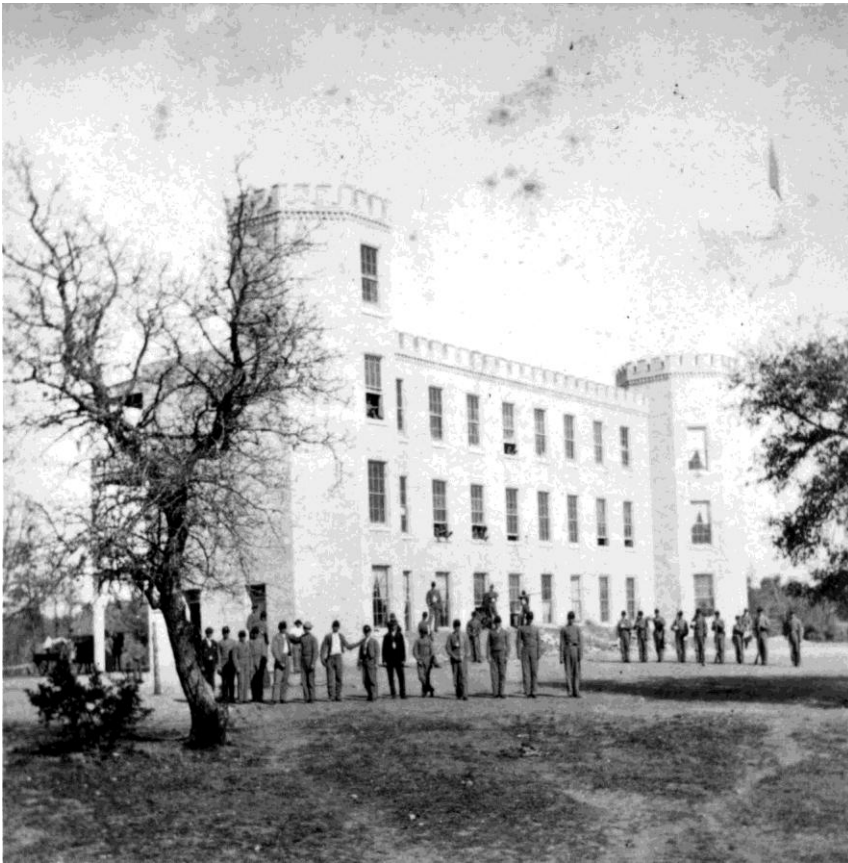
**Figure 4:** Victorian-era houses and bungalows lining the former Ruiz Street have been lost to redevelopment. Lamar Blvd. under construction, Works Progress Administration (WPA) project, April 2, 1941. Near W. Ninth Street, camera facing south. PICA 18059, Austin History Center, Austin Public Library.

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**Figure 4:** Texas Military Institute, circa 1870.  
1111 W. Eleventh Street.  
H. B. Hillyer, photographer.  
PICH 00677, Austin History Center, Austin Public Library.

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**Figure 5:** James H. Raymond House (demolished), no date.  
1008 W. Sixth Street.  
PICH 00301, Austin History Center, Austin Public Library.

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**Figure 6:** Smoot House, 1925.  
1316 W. Sixth Street.  
Jordan Co., photographer.  
CO2546, Austin History Center, Austin Public Library.



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**Figure 7:** "Austin residence of Grandfather Ziller. Mrs. Ziller, Pearl, Mr. Ziller," no date.  
1110 Blanco Street.  
PICH 03658, Austin History Center, Austin Public Library.

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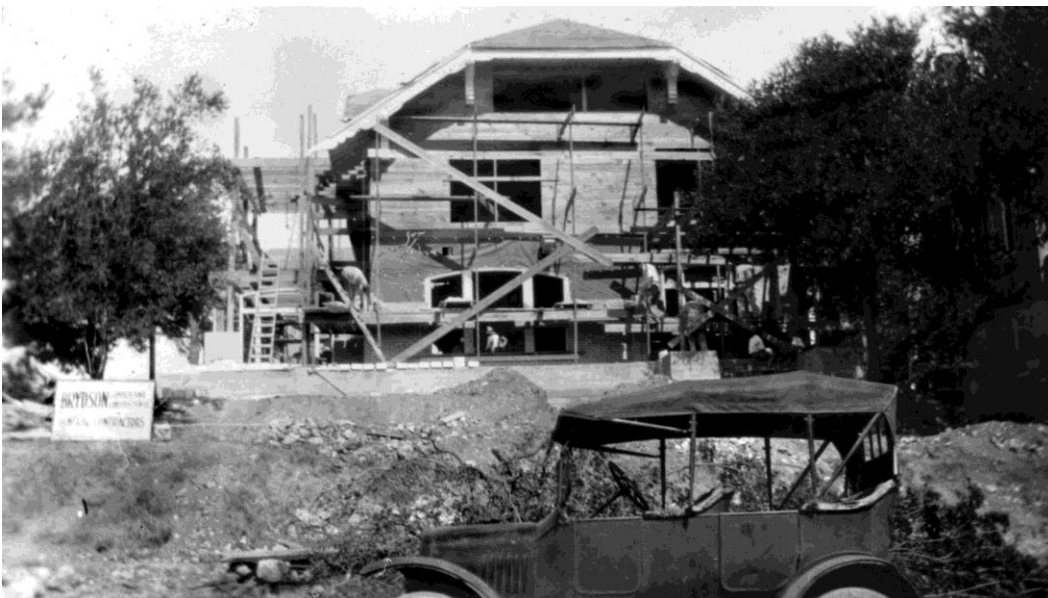
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**Figure 8:** Taylor House and Perry House, circa 1904.  
608-610 Baylor Street.  
Photo courtesy of Tyson and Nicole Tuttle.



**Figure 9:** Schemedes House under construction, 1924.  
804 Baylor Street.  
PICH 07963, Austin History Center, Austin Public Library.

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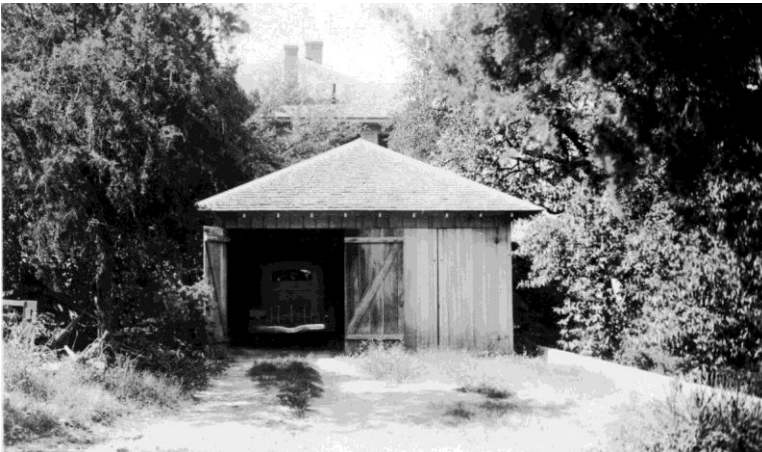
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**Figure 10:** 603 Highland Avenue, Mar. 20, 1937.  
PICH 06992, Austin History Center, Austin Public Library.



**Figure 11:** Garage for house at 1800 W. Sixth Street, Aug. 4, 1936.  
PICH 07090, Austin History Center, Austin Public Library.

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**Figure 12:** Coca-Cola Bottling Plant, no date.  
1009 W. Sixth Street.  
PICH 07809, Austin History Center, Austin Public Library.



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**Figure 13:** Mathews School, Feb. 14, 1930.  
906 West Lynn Street.  
Jordan Ellison, photographer.  
CO3703, Austin History Center, Austin Public Library.

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**Figures 14-15:** Redevelopment in the form of new houses and condominiums is an ongoing threat to the historic fabric of the Old West Line neighborhood.

1016 Shelley Avenue, following demolition of one of a series of Classical boxes, July 2004.

1014-1018 Shelley Avenue, nearing completion of a new house incongruous with its setting in terms of its form, massing, scale, materials, and style, January 2005.

Terri Myers and A. Elizabeth Butman, photographers.

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## PHOTO LOG: Old West Line Historic District, Austin, Travis County, Texas

- Photo 1:** Texas Military Institute  
1111 W. Eleventh Street, Austin, Texas  
North elevation, front  
Camera facing southeast  
Terri Myers, photographer  
Negatives: Terri Myers, Roll 1, Frame 1  
July 2004
- Photo 2:** Schemedes House and adjacent houses, Raymond Subdivision  
800 block Baylor Street, Austin, Texas  
Streetscape  
Camera facing northwest  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 3  
January 2005
- Photo 3:** Bungalows, Washington Heights subdivision  
800 Block Theresa Street, Austin, Texas  
Streetscape  
Camera facing northeast  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 30  
January 2005
- Photo 4:** Noncontributing: Recent construction  
600 block Pressler Street, Austin, Texas  
Streetscape  
Camera facing northwest  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 2, Frame 14  
January 2005
- Photo 5:** Ben Pillow House  
1403 W. Ninth Street, Austin, Texas  
North and east elevations  
Camera facing southwest  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 2, Frame 32  
January 2005

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**Photo 6:** Modified L-plan house, Nick Dawson, builder  
1108 W. Tenth Street, Austin, Texas  
South elevation, front  
Camera facing north  
Terri Myers, photographer  
Negatives: Terri Myers, Roll 1, Frame 3  
July 2004

**Photo 7:** Hauschild-Zerschowsky-Watts House  
1112 W. Ninth Street, Austin, Texas  
South elevation, front  
Camera facing north  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 2, Frame 33  
January 2005

**Photo 8:** Folk Victorian L-plan house  
807 Baylor Street, Austin, Texas  
West elevation, front  
Camera facing northeast  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 0  
January 2005

**Photo 9:** Panther-Harper House  
604 Harthan Street, Austin, Texas  
East and north elevations  
Camera facing southwest  
Terri Myers, photographer  
Negatives: Terri Myers, Roll 1, Frame 13  
July 2004

**Photo 10:** Alex R. Teich House  
1706 Francis Avenue, Austin, Texas  
Detail of front gable, south elevation  
Camera facing northeast  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 2, Frame 28  
January 2005

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- Photo 11:** Albert C. Dahl House  
1200 Shelley Avenue, Austin, Texas  
East elevation, front  
Camera facing northwest  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 2, Frame 0  
January 2005
- Photo 12:** Strong-Killian House  
1406 W. Thirteenth Street, Austin, Texas  
West elevation, front  
Camera facing northeast  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 7  
January 2005
- Photo 13:** Garage  
917 rear West Lynn Street, Austin, Texas  
West elevation, front  
Camera facing east  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 19  
January 2005
- Photo 14:** Apartment building  
1206 Lorrain Street, Austin, Texas  
East elevation, front  
Camera facing west  
Terri Myers, photographer  
Negatives: Terri Myers, Roll 1, Frame 23  
July 2004
- Photo 15:** Mission Revival storefronts  
1100 block W. Sixth Street, Austin, Texas  
Streetscape  
Camera facing northwest  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 17  
January 2005

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West Line Historic District  
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- Photo 16:** Mission Revival storefront  
1116 W. Sixth Street, Austin, Texas  
South elevation, front  
Camera facing northeast  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 16  
January 2005
- Photo 17:** Sledd Nursery/Texaco gas station  
1211 West Lynn Street, Austin, Texas  
West elevation, front  
Camera facing southeast  
Terri Myers, photographer  
Negatives: Terri Myers, Roll 1, Frame 20  
July 2004
- Photo 18:** Anthony's Laundry & Dry Cleaning and Nau's Enfield Drug  
1113/1115 West Lynn Street, Austin, Texas  
Detail of neon signs  
Camera facing west  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 3, Frame 14  
January 2005
- Photo 19:** West Austin Park and bathhouse  
1317 W. Tenth Street, Austin, Texas  
Landscape and north elevation  
Camera facing southeast  
Terri Myers, photographer  
Negatives: Terri Myers, Roll 1, Frame 27  
July 2004
- Photo 20:** Noncontributing: Altered historic bungalow  
1216 W. Ninth Street, Austin, Texas  
West and south elevations  
Camera facing northeast  
A. Elizabeth Butman, photographer  
Negatives: Terri Myers, Roll 2, Frame 29  
January 2005

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District Map 1 (See reverse)

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District Map 2 (See reverse)



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District Map 3 (See reverse)