

United States Department of the Interior
National Park Service

*Sub
REV*



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. NAME OF PROPERTY

HISTORIC NAME: Lyons, Frederick and Sallie, House
OTHER NAME/SITE NUMBER:

2. LOCATION

STREET & NUMBER: 801 Live Oak Street
CITY OR TOWN: Pleasanton
STATE: Texas CODE: TX COUNTY: Atascosa CODE: 013 ZIP CODE: 78064
NOT FOR PUBLICATION: N/A
VICINITY: N/A

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

12-20-00

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:

- 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):

Signature of the Keeper

Date of Action

*for
B. J. Sarge*

2/20/01

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

NUMBER OF RESOURCES WITHIN PROPERTY:	CONTRIBUTING	NONCONTRIBUTING	
	1		BUILDINGS
			SITES
		1	STRUCTURES
			OBJECTS
	1	1	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: NA

NAME OF RELATED MULTIPLE PROPERTY LISTING: NA

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC/single dwelling

CURRENT FUNCTIONS: DOMESTIC/single dwelling

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: Modified L-Plan

MATERIALS: FOUNDATION WOOD
WALLS WOOD
ROOF METAL
OTHER

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-6).

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Frederick Lyons House
Pleasanton, Atascosa County, Texas

The Lyons House, constructed between 1912 and 1913, represents one of the few surviving examples of the modified L-plan building type in Pleasanton, Texas. Located within a residential neighborhood, the single story, frame house exhibits the characteristic features of this building type, including a central pyramidal roof with radiating gabled wings, a projecting wing on the front, a spacious wooden porch that wraps around to one side, and simple detailing. The house received insensitive alterations in the early 1970s, primarily to the rear of the house and along the back of the south (side) elevation in addition to the enclosure of portions of the front porch (along the side elevation). In a state of advanced deterioration, these alterations were removed during a restoration of the house in 1998. The house currently exhibits a high degree of its historic integrity including all of its original windows and doors, the original wood siding, all elements of its porch, and a metal roof. The Lyons House retains its integrity of location, design, setting, materials, workmanship, feeling and association.

The Lyons House is located on a large corner lot at the intersection of Live Oak and Lyons streets. The front of the house faces east onto Live Oak Street. Sited near the edge of the street, the yard is amply landscaped with numerous mature live oak trees, as well as antique roses and crepe myrtles. A picket fence (of recent construction, noncontributing) surrounds the property on two sides along the street. The back yard is spacious, yet with little landscaping, as it was the site of a detached garage and outbuildings for the primary residence. These structures were demolished in the early 1990s by a previous owner.

The massing of this modified L-plan consists of a pyramidal roof with two projecting gables, one on the front of the house which extends the whole depth of the house to the rear elevation and the second along the south (side) elevation. The front elevation (photo 1) includes a three bay porch and a gabled wing slightly projecting from the main mass of the house. Centered on this wing is a wooden, double-hung 1/1 window with a small louvered opening contained within the gable. The triangular shape of the gable is emphasized by wide fascia boards along its sides and a small shed roof separating the triangular area of the gable from the remaining wall plane. The porch extends outwards only slightly from the house and is covered with a metal shed roof. Divided into three bays by slim wooden columns, the porch provides an elegant, classical impression with its Doric capitals supporting a simple, unpretentious entablature. Under the porch, the front elevation contains one wooden 1/1 double-hung window adjacent to a wooden door with glass inset crowned by a small transom. A second entry is provided into the projecting gabled wing with an identical door and transom.

The wooden porch wraps around to the south (side) elevation, allowing the house to address each of the streets (photo 2). The columns of this three bay porch frame two wooden 1/1 double-hung windows. Mirroring the front elevation in reverse, a gabled wing projects slightly from the main mass of the house. The wooden, 1/1 double-hung window of this gabled wing is much smaller in size than the other windows of the house, reflecting its location over the kitchen sink on the inside. The gable on the south elevation also contains a louvered opening, but its secondary importance is clearly indicated by its diminutive size and the lack of emphatic lines seen in the gable of the front elevation. A small historic addition to the back of the house (an enclosure of part of the back porch for a utility room) is visible from this elevation. Its wall is set back from the wall plane of the rest of the house to further de-emphasize its importance.

The north (side) elevation is a long gabled wing that extends the entire depth of the house. The long walls of the north side are interrupted only by windows, reflecting the location of the bedroom wing containing three small bedrooms

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Frederick Lyons House
Pleasanton, Atascosa County, Texas

within the house. The five windows are identical to those along the front elevation although the center windows are grouped together as a pair to provide variety along this planar wall.

The west (rear) elevation features the gabled end of the bedroom wing with a pair of small, wooden 1/1 windows. The back porch originally contained three bays as in the other elevations, but the south bay was enclosed to create a small utility room (or mud room). Although the date of this enclosure is not documented, an examination of the physical evidence suggests it was pre-World War II. A wooden back door with glass inset is flanked by a single wooden 1/1 window.

In the early 1970s, the owners enclosed the porch on the south (side) elevation, as well as the porch on the rear of the house, to provide additional rooms. By the early 1990s, all of the outbuildings along with the detached garage were demolished. The current owner acquired the house through a county tax resale in 1998. The house suffered from extensive deterioration including structural deficiencies that resulted in its being tagged for demolition as an unsafe building by the City of Pleasanton. Owner Kay Hindes convinced the city to delay demolition and fully restored the building in 1998-1999 utilizing the federal rehabilitation tax credits. The completed project was approved by the Texas Historical Commission and the National Park Service in 1999. The restoration served as a model project for the community, demonstrating the potential reuse of the city's existing housing stock.

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: NA

AREAS OF SIGNIFICANCE: ARCHITECTURE; POLITICS/GOVERNMENT

PERIOD OF SIGNIFICANCE: 1912-1936

SIGNIFICANT DATES: 1912-1913; 1916

SIGNIFICANT PERSON: Lyons, Frederick

CULTURAL AFFILIATION:

ARCHITECT/BUILDER: Unknown

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-7 through 8-11)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheet 9-13)

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:

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

The Frederick Lyons House is an outstanding representative example of the modified L-plan in Pleasanton, Texas. Few examples of this building type have survived in the small community, and this house encompasses all of the characteristic features of the building type including a central pyramidal roof from which gabled wings extend, a projecting wing on the front elevation, a wrap-around porch, and modest detailing. Although it once represented a popular housing type constructed throughout the city in the 1910's, the Lyons House is one of only four such building types identified during the course of a survey of historic resources undertaken by the Atascosa County Certified Local Government in 1990. This property is eligible for listing in the National Register of Historic Places under Criterion C at the local level of significance for its embodiment of the distinctive characteristics of a building type that represents the development of residential architecture within the town of Pleasanton. Constructed in 1912-1913, the house is located within the original townsite of Pleasanton and represents the growing affluence of the population and the increased availability of materials due to the arrival of the railroad in 1912. It is also eligible under Criterion B for its association with Frederick Lyons who, as one of the first elected city councilmen, played an important role in the early development of the town.

Pleasanton, renown for its many splendid live oak trees, is located approximately thirty three miles to the south of San Antonio, Texas. According to a local writer, "Pleasanton is one of the most lovely little cities anywhere. She has all those things demanded for modernity, yet she has the charm of a Texas Ranch.¹" The Atascosa River meanders through the center of town, and the town once boasted of 52 artesian wells within a five mile area.

Founded in 1858 when early settlers moved the county seat from Amphion, Pleasanton originally comprised five square miles of the John Bowen tract, with Bowen donating every alternate lot to the county.² The small settlement, however, was named after John Pleasant, an early settler. The town grew slowly, despite its designation as the county seat. By 1861, the town had only 12 families, two blacksmiths, one store, and three attorneys.³ The town prospered slowly and, by 1874, included a population of 206 with four merchants, a livery, a hotel, a druggist, a restaurant, two lawyers, one doctor and one dry goods store.⁴ A small frame building served as the county courthouse for more than twenty years until an Italianate two-story masonry building was erected in 1885. An artesian well on the courthouse grounds, dug in 1877, provided free water to all of the townspeople.⁵ Stock raising comprised the early economy of the area, but the development of an agriculture with the introduction of irrigation from the numerous artesian wells began to flourish in the early years of the twentieth century.⁶

An election held in October of 1910 resulted in the removal of the county seat from Pleasanton to the newly established town of Jourdanton, less than five miles away. Founded in 1909 as an irrigated farm promotion, Jourdanton

1 C.L. Patterson, *Atascosa County, Texas* (Pleasanton: Pleasanton Express, 1938) 20.

2 Atascosa County Centennial Association, *Atascosa County Centennial, 1856-1956* (Jourdanton: Atascosa County Centennial Association, 1956) no pagination.

3 Robin Dutton, "Pleasanton, Texas," in *The New Handbook of Texas* (Austin: Texas State Historical Association, 1996) vol. 5, p. 236.

4 Atascosa County Centennial Association, *Atascosa County Centennial, 1856-1956* (Jourdanton: Atascosa County Centennial Association, 1956) no pagination.

5 Atascosa County Centennial Association, *Atascosa County Centennial, 1856-1956* (Jourdanton: Atascosa County Centennial Association, 1956) no pagination.

6 Atascosa County History Committee, *Atascosa County History*, (Pleasanton: Atascosa County History Committee, 1984) 9.

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

enticed the Artesian Belt Railroad to run its line through town the same year by offering a \$50,000 incentive.⁷ As Pleasanton lacked the resources to compete with this offer, the new rail line bypassed the existing county seat in favor of the upstart community. The location of a railroad in Jourdanton proved to be a pivotal point for voters in the argument for moving the county seat. This removal of the county seat from Pleasanton resulted in a controversy lasting years and ending in a legal court battle.

By 1912, however, Pleasanton acquired its own railway line with the arrival of the San Antonio, Uvalde and Gulf Railroad. The arrival of the railroad provided a ready means for transporting the area's agriculture to the wholesale markets of San Antonio, resulting in the development of numerous irrigated farms outside of Pleasanton. Furthermore, the railroad established a division point on the northern edge of Pleasanton where the main line from San Antonio to Corpus Christi intersected with the line from San Antonio to South Texas (Crystal City Carrizo Springs and Uvalde). The Nueces Valley Townsite Company established a new town, known as North Pleasanton, in 1913 at the site of the railroad juncture, offering town lots for \$10 down and \$10 per month, with no interest.⁸ The railroad shops and offices provided employment, and numerous residences suddenly sprang up overnight within both cities. Although the two towns incorporated independently, they shared a school system. In the words of a contemporary writer, "In reality they are one town, and ere long there will not be a gap between them, for the interest of one is that of the other and they are in the same pocket or valley."⁹ The population of Pleasanton surged from 450 to more than 1,500 within one year.¹⁰ By the end of the decade, the population of North Pleasanton was 364 (1920).¹¹ The population of North Pleasanton almost doubled to 600 within the next few years, but dropped to less than 400 during the Depression years.¹² The acquisition of the S. A. U. & G. by the Missouri Pacific in 1926, and the resulting move of the main offices and shops to south San Antonio, further impacted the economy of the two towns.¹³

The railroads brought an unprecedented economic prosperity to the area and a physical expansion to the towns of Pleasanton and North Pleasanton. During this period of rapid growth, many of the rural residents of the county moved to town to take advantage of the new economic prosperity. One of these was Frederick Thair Lyons (1866-1941), the son of pioneer Atascosa County settlers Edwin Ray Lyons and Mary Ann Blackmore. The Lyons family moved to Atascosa County in 1856, the year the county was formed out of parts of Bexar County, and settled along the Atascosa River approximately three miles northwest of the current town of Pleasanton. The family played an important role in the history of the area with his grandfather, James H. Lyons, a member of the Second Legislature in Texas (1847-1848) and his father, Edwin Ray Lyons, serving as mayor of San Antonio from 1865 to 1867.

7 Atascosa County History Committee, *Atascosa County History*, (Pleasanton: Atascosa County History Committee, 1984) 6-7.

8 Nueces Valley Townsite Corporation, *Pleasanton-North Pleasanton*, (Pleasanton: Longhorn Museum Society, 1985), facsimile reprint of a 1913 publication. no pagination. The City of North Pleasanton was annexed to Pleasanton in 1961.

9 C.L. Patterson, *Atascosa County, Texas* (Pleasanton: Pleasanton Express, 1938) 29.

10 Nueces Valley Townsite Corporation, *Pleasanton-North Pleasanton*, (Pleasanton: Longhorn Museum Society, 1985), facsimile reprint of a 1913 publication. no pagination.

11 Atascosa County Centennial Association, *Atascosa County Centennial, 1856-1956* (Jourdanton: Atascosa County Centennial Association, 1956) no pagination.

12 Linda Peterson, "North Pleasanton, Texas," in *The New Handbook of Texas* (Austin: Texas State Historical Association, 1996) vol. 4, p. 1045.

13 T. D. Sisk, "Historical Review of Pleasanton and Atascosa County from 1855 to 1930," *Pleasanton Express* (January 16, 1930).

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

Frederick Lyons married Sarah ("Sallie") Eva Cook (1868-1959) in 1887 and the couple had five children: Bonnie Lee Lyons Mitchell (born 1909); Mamie Lyons Woods; Ollie Lyons Burmeister; Effie Lyons (born 1904); and Ed Cook Lyons (birthdate unknown). A rancher-stockman in Atascosa County, Lyons worked on early cattle drives from the area to Kansas. The family moved from their ranch to the town of Pleasanton in early 1913 so the family's three youngest children (Bonnie, Effie and Ed) could attend school. With the booming economy and the influx of new residents, the Lyons family played an important role in its development as they owned many of the lots comprising the original townsite.

The tract of land upon which Frederick Lyons built his house was acquired for \$300 from Mary Martin.¹⁴ Construction on the house began immediately after he acquired the property. A historic photograph from a 1913 publication (page 8-11) shows the newly constructed house on its lot with virtually no other buildings within the vicinity. This publication, *Pleasanton-North Pleasanton*, contains numerous photographs of both commercial and residential properties in the community indicating the presence of a building boom within the community during this period. Pyramidal cottages (approximately 35% of all types) and bungalows (approximately 26%) dominate the pages of this publication. Modified L-plans account for approximately 15% of the buildings represented within this promotional publication.¹⁵ The modified L-plan represents an enlargement of the basic pyramidal cottage through the extension of the gabled wings, providing more square footage than is allowed within the square footprint of the pyramidal cottage. In addition, the modified L-plan exhibits such embellishments as wrap-around porches, classical porch columns, and additional windows. This building type displayed an owner's desire for a more distinguished type of house, both in size and ornamental expression, than was allowed with the smaller pyramidal cottages or bungalows. Bert Lyons, Frederick's brother, also built a modified L-plan house for his family at the same time, although somewhat smaller in size than that of Frederick's.

Today the Lyons House is one of only four such housing types remaining in Pleasanton, only one of which (1518 North Main Street) has survived with most of its character defining features intact. Constructed within the original townsite of Pleasanton, it represents the growing affluence of the population and the increased availability of materials due to the arrival of the railroad in Pleasanton in 1912. Before that time, lumber was hauled to the area by way of ox cart and cost as much as \$100 per thousand feet.¹⁶

With the enormous growth caused by the railroad, the demands for services resulted in the need to the city to formally incorporate in 1916. Following in the steps of his father and grandfather, Frederick served on the initial City Council upon the city's incorporation in 1916. During his term on the council, the basic services such as water and fire protection were provided, in addition to the construction of the city's infrastructure. Although the city of Pleasanton lost its initial legal battle to regain the county seat, the effort continued for many years. A publication from 1938 still made reference to the court battle.¹⁷ In addition to his role in local politics, both Frederick and Sarah Lyons were involved in civic organizations including the founding of the First Baptist Church in Pleasanton. Frederick died in 1941. Celebrated as

¹⁴ Atascosa County Deed Records, Volume 60, page 223. The property comprising lot 230 originally included two acres (1871; Volume C, page 153). It is not clear from deed records when the property was further subdivided.

¹⁵ All other housing types, including L-plans, T-plans, two rooms, and center passage types, represent less than 1%.

¹⁶ Nueces Valley Townsite Corporation, *Pleasanton-North Pleasanton*, (Pleasanton: Longhorn Museum Society, 1985), facsimile reprint of a 1913 publication. no pagination.

¹⁷ C.L. Patterson, *Atascosa County, Texas* (Pleasanton: Pleasanton Express, 1938) 20.

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

the oldest living native-born resident in 1956 with the honor of Queen of Pleasanton's Centennial Celebration, Sallie died three years later. In honor of the family's many accomplishments and civic contributions, the street just to the south of the Lyons House was named "Lyons Street" in their honor.

The house was sold to A. D. Morris in 1936 for \$486.79 (volume 133, page 454), but was re-acquired by Lyons' brother, Bert Lyons, in 1938 for \$300 (volume 140, page 483). It remained in the Lyons family, passing from generation to generation, until 1981 when it was sold to Profirio Galvin for \$7,000. Kay Hinder acquired the house in 1998 when the house was sold by the county for nonpayment of taxes. At that time, the house was in a deteriorated state and had been condemned by the City of Pleasanton. Ms. Hinder restored the house in 1998 and used the project to successfully demonstrate the economic viability of restoring such existing housing stock in Atascosa County.

The Lyons House is an outstanding local representative example of the modified L-plan house type in Pleasanton, Texas. It exhibits all of the character defining features of this particular plan type including a central pyramidal roof from which gabled wings extend, a projecting wing on the front elevation, a wrap-around porch, and detailing reflecting a classical stylistic influence. Its owner, Frederick Lyons, occupied the house during the time in which he served on the first city council of Pleasanton. Lyons made important contributions to the early development of the city during a period of unprecedented prosperity, including the provision of basic services and the building of an infrastructure for the town. In addition, he was involved in the controversy involving the loss of the county seat to the neighboring town of Jourdan. For these reasons, the Lyons House is eligible for listing on the National Register of Historic Places under both Criteria B (in the area of Politics/Government) and C (in the area of Architecture) at the local level of significance.

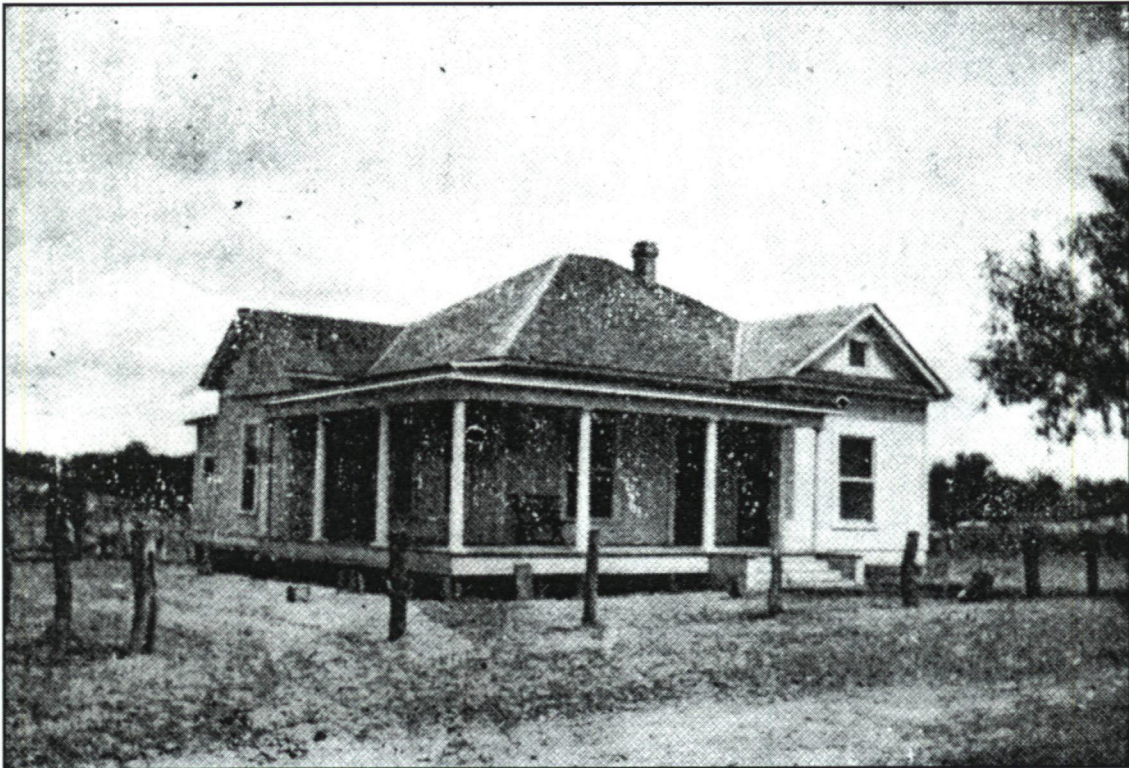
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National Park Service

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

Lyons House (c.1913)
Source: *Pleasanton-North Pleasanton* (1913)



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National Park Service

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

Bibliography

Atascosa County Deed Records (Volume/Page: A/616, B/486, C/153, M/176, 192, 60/223, 133/454, 140/483, 145/538, 372/512, 540/91, 568/272, 67/787, 87/212, 88/62, 90/757).

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Nueces Valley Townsite Company. *Pleasanton – North Pleasanton*. Pleasanton: Longhorn Museum Society, 1985. (facsimile reprint of 1913 edition)

Patterson, C. L. *Atascosa County, Texas*. Pleasanton: Pleasanton Express, 1938.

Petersen, Linda. "North Pleasanton, Texas," in *The New Handbook of Texas*. Austin: Texas State Historical Association, 1996 (vol. 4, p. 1045)

Sisk, T.D. "Historical Review of Pleasanton and Atascosa County from 1855 to 1930," *Pleasanton Express* (January 16, 1930).

Smith, L.G. "Historical Review of Pleasanton Schools, Dating Back to 1858," *Pleasanton Express* (January 16, 1930).

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: Less than one acre

UTM REFERENCES Zone Easting Northing
 14 549980 3204180

VERBAL BOUNDARY DESCRIPTION (See continuation sheet 10-13)

BOUNDARY JUSTIFICATION The boundary includes all acreage historically associated with the property.

11. FORM PREPARED BY

NAME/TITLE: Lila Ethridge and Kay Hindes

ORGANIZATION:

DATE: August 30, 2000

STREET & NUMBER: 138 Park South Drive

TELEPHONE: (512) 312-0326

CITY OR TOWN: Kyle

STATE: TX

ZIP CODE: 78640

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS (see continuation sheet Photo-14)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME: Kay Hindes

STREET & NUMBER: P.O. Box 413

TELEPHONE: (830) 277-1207

CITY OR TOWN: Charlotte

STATE: TX

ZIP CODE: 78011

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Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

Boundary Description:

0.22 acres of land, more or less, out of Original Lot Number 230, City of Pleasanton, Atascosa County and being part of a tract of land recorded in Volume 372, pages 512-514 of the Deed Records of Atascosa County, being more particularly described as follows:

BEGINNING at an iron pin set at northwest corner of the intersection of Live Oak Street and Lyons Street for the southeast corner of Original Lot No. 230 and the southeast corner of this tract.

THENCE West, 146 feet along the north line of Lyons Street and the south line of Original Lot No. 230 to an iron pin set for the southwest corner of this tract.

THENCE North, 67 feet to an iron pin set for the northwest corner of this tract.

THENCE East, 146 feet to an iron pin set in the west line of Live Oak Street and the east line of Original Lot No. 230 for the northeast corner of this tract.

THENCE South, 67 feet along the west line of Live Oak Street and the east line of Original Lot No. 230 to the POINT OF BEGINNING

Boundary Justification:

The boundary includes all acreage historically associated with the property.

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Section PHOTO Page 14

Frederick and Sallie Lyons House
Pleasanton, Atascosa County, Texas

Frederick and Sallie Lyons House
801 Live Oak Street
Pleasanton, Atascosa County, Texas
Photographed by Lila Knight
August 2000
Negatives on file with Texas Historical Commission

East elevation
Photo 1 of 2

Southeast oblique
Photo 2 of 2

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lyons, Frederick and Sallie, House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Atascosa

DATE RECEIVED: 1/05/01 DATE OF PENDING LIST: 1/17/01
DATE OF 16TH DAY: 2/02/01 DATE OF 45TH DAY: 2/20/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000061

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2-20-01 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept

REVIEWER Davage

DISCIPLINE Architectural History

TELEPHONE _____

DATE 2/20/01

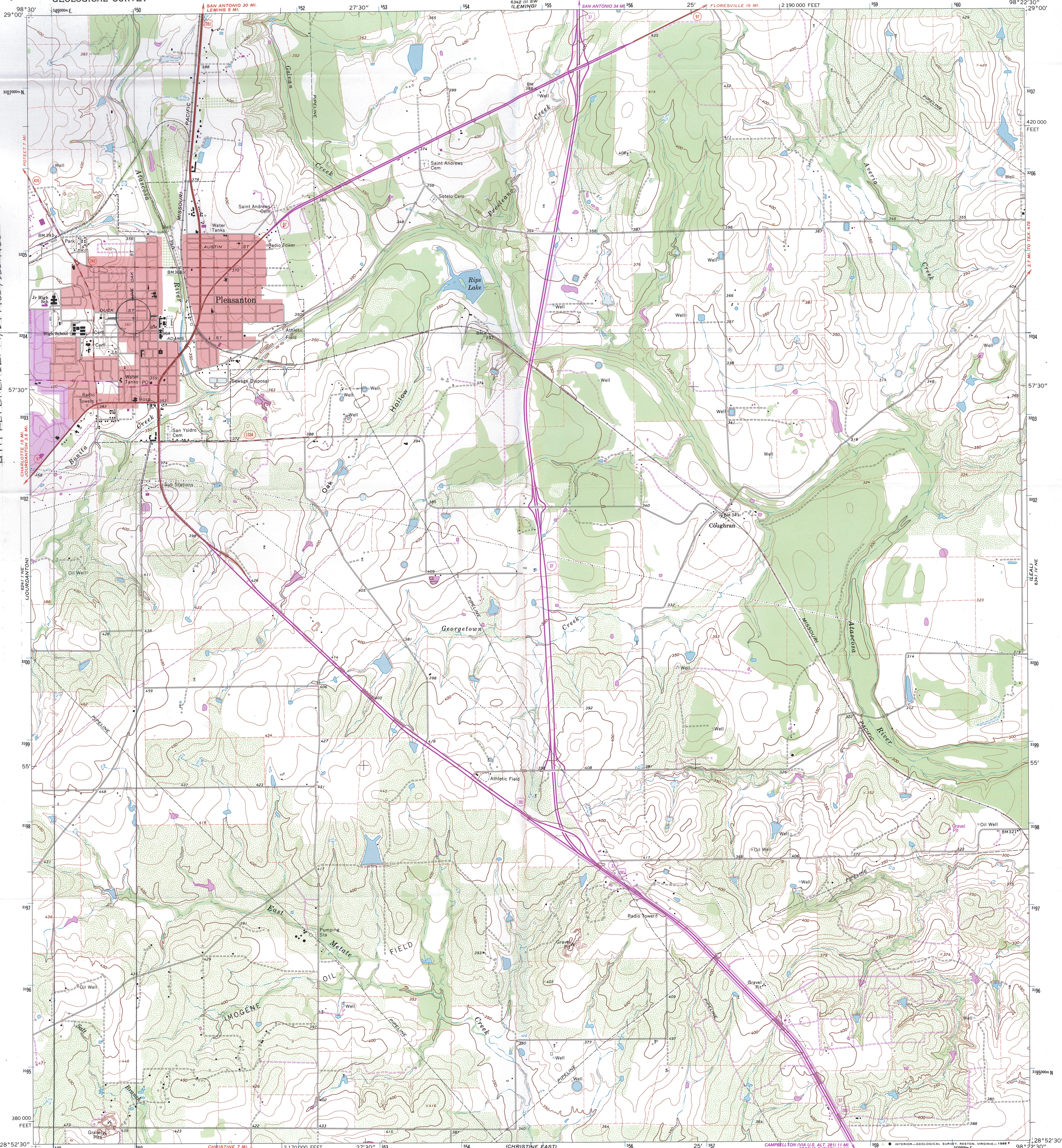
DOCUMENTATION see attached comments Y/N see attached SLR Y/N



FREDERICK & SALLIE LYONS HOUSE
801 LIVE OAK STREET
PLEASANTON, ATASCOSA CO., TEXAS
PHOTOGRAPH 1 of 2



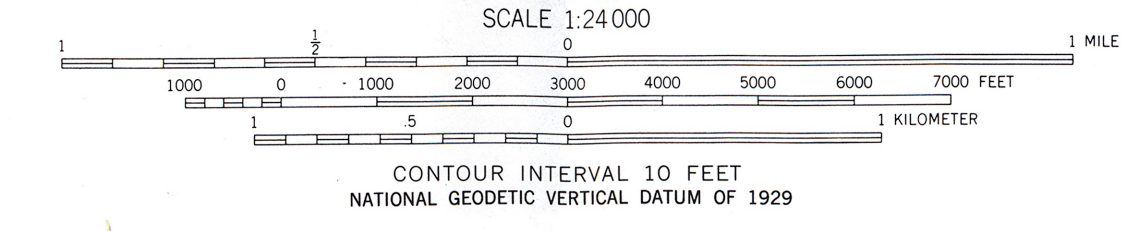
FREDERICK & SALLIE LYONS HOUSE
801 LIVE OAK STREET
PLEASANTON, ATASCOSA CO., TEXAS
PHOTOGRAPH 2 of 2



LYONS, FREDERICK & SALLIE, HOUSE
801 LIVE OAK STREET
PLEASANTON, ATASCOSA CO., TEXAS
UTM REFERENCE: 14T5491980/3204180

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial
photographs taken 1967. Field checked 1968
Polyconic projection. 1927 North American Datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Fine red dashed lines indicate selected fence lines
To place on the predicted North American Datum 1983
move the projection lines 23 meters south and
28 meters east as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Purple tint indicates extension of urban areas

Revisions shown in purple and woodland compiled from
aerial photographs taken 1983 and other source data
This information not field checked. Map edited 1985



ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather

U. S. Route State Route
Interstate Route



QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2898-433
PLEASANTON, TEX.
NW/4 PLEASANTON 15' QUADRANGLE
28098-H4-TF-024
1968
PHOTOREVISED 1985
DMA 6341 IV NW-SERIES V882



TEXAS
HISTORICAL
COMMISSION

The State Agency for Historic Preservation

GEORGE W. BUSH, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWRENCE OAKS, EXECUTIVE DIRECTOR

December 20, 2000

Linda McClelland
US Dept. of the Interior
National Park Service
National Register of Historic Places
Mail Stop 2280 Suite 400
1849 C ST NW
Washington DC 20240

RE: Frederick and Sallie Lyons House, 801 Live Oak Street, Pleasanton, Atascosa County, Texas

Dear Ms. McClelland:

Enclosed is the National Register nomination for the Frederick and Sallie Lyons, House, in Pleasanton, Atascosa County, Texas. The nomination was reviewed and approved by the State Board of Review on November 18, 2000. The building is nominated under Criterion B, in the area of Politics/Government and Criterion C, in the area of architecture. Texas Historical Commission staff agree that the building is eligible under Criterion C, as a rare local example of a modified L-plan house, but we are not convinced that the nomination supports listing under Criterion B. While Frederick Lyons did serve on the first city council, the nomination does not demonstrate his individual contributions to the local politics or government. Neither the owner nor the consultant who prepared the nomination are able to provide additional information.

We strongly support the listing of the Lyons House in the National Register of Historic Places and request that you determine whether the building is eligible under both Criteria B and C. Thank you very much for your attention.

Sincerely,

A handwritten signature in cursive script, appearing to read "F. Lawrence Oaks".

F. Lawrence Oaks, SHPO

enc.