United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Registration Form

1. NAME OF PROPERTY

HISTORIC NAME: Delwood Duplex Historic District
OTHER NAME/SITE NUMBER: Delwood Section 3, Delwood III

2. LOCATION

STREET & NUMBER: Roughly bounded between Maplewood Avenue and Kirkwood, Ashwood, and Wrightwood roads
CITY OR TOWN: Austin
VICINITY: N/A
STATE: Texas
CODE: TX
COUNTY: Travis
CODE: 453
ZIP CODE: 78722

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this □ 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 □ meets □ does not meet the National Register criteria. I recommend that this property be considered significant □ nationally □ statewide □ locally. (□ See continuation sheet for additional comments.)

Signature of certifying official / Title
Mark Wolfe
State Historic Preservation Officer
Date 2/11/11

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

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the 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
□ See continuation sheet.
□ other, explain
□ See continuation sheet.

Signature of the Keeper

Date of Action

Date
United States Department of the Interior
National Park Service

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______________________________  __________________________
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State or Federal agency and bureau

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☐ removed from the National Register
☐ other, explain

______________________________
Signature of the Keeper

______________________________
Date of Action

See continuation sheet.
5. CLASSIFICATION

OWNERSHIP OF PROPERTY: PRIVATE

CATEGORY OF PROPERTY: DISTRICT

NUMBER OF RESOURCES WITHIN PROPERTY:

<table>
<thead>
<tr>
<th>CONTRIBUTING</th>
<th>NONCONTRIBUTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDINGS</td>
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<tr>
<td>SITES</td>
<td>14</td>
</tr>
<tr>
<td>STRUCTURES</td>
<td>0</td>
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<tr>
<td>OBJECTS</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>136</td>
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</tbody>
</table>

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: Historic Residential Suburbs in the United States, 1830-1960

6. FUNCTION OR USE

HISTORIC FUNCTIONS: DOMESTIC / multiple dwelling;
DOMESTIC / secondary structure = garage

CURRENT FUNCTIONS: DOMESTIC / multiple dwelling;
DOMESTIC / secondary structure = garage

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: OTHER: Stripped Colonial

MATERIALS: FOUNDATION: CONCRETE
WALLS: CONCRETE, STUCCO
ROOF: WOOD, ASPHALT
OTHER: METAL

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-13)
8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

\[ \text{X} \quad \text{A} \quad \text{PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.} \]

\[ \text{B} \quad \text{PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.} \]

\[ \text{C} \quad \text{PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.} \]

\[ \text{D} \quad \text{PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.} \]

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Community Planning and Development

PERIOD OF SIGNIFICANCE: 1948

SIGNIFICANT DATES: 1948

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT / BUILDER: Architect: unknown

Developer: Bascom Giles, dba Delwood Apartments, Inc.

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-13 through 8-16)

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-17 through 9-18)

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:

\[ \text{x} \quad \text{State historic preservation office} \quad \text{Texas Historical Commission, Austin} \]

- Other state agency
- Federal agency
- Local government
- University

\[ \text{x} \quad \text{Other -- Specify Repository:} \quad \text{Austin History Center} \]
10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: approximately 20 acres

UTM REFERENCES

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<thead>
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<td>4.</td>
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</table>

VERBAL BOUNDARY DESCRIPTION: The district includes all properties facing Maplewood, Kirkwood, Ashwood, and Wrightwood roads. The district is further defined by the rear property line behind those dwellings on the east side of Maplewood Road from 38½ Street to Wilshire Boulevard, and the rear property line behind those buildings on the west side of Maplewood Road from Wilshire Boulevard to its intersection with the rear property line behind Kirkwood Road, forming the northern boundary. The western boundary of the district is formed by the adjacent railroad right-of-way, and the southern boundary is Ashwood Road.

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the development.

11. FORM PREPARED BY
(with assistance from Rachel Leibowitz, Historian, Texas Historical Commission)

NAME / TITLE: Melissa Huber, student

ORGANIZATION: University of Texas at Austin
School of Architecture
Graduate Program in Historic Preservation

DATE: January 27, 2011
(May 15, 2006)

STREET & NUMBER: 1 University Station, B-7500

TELEPHONE: (512) 463-6013

CITY OR TOWN: Austin
STATE: Texas
ZIP CODE: 78712-0222

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS (see continuation sheets Map-19 through Map-20)

PHOTOGRAPHS (see continuation sheets Photo-26 through Photo-27)

ADDITIONAL ITEMS (see continuation sheets Figure-21 through Figure-25)

PROPERTY OWNER

NAME: (List of property owners on file with the Texas Historical Commission)

STREET & NUMBER: TELEPHONE:

CITY OR TOWN: Austin STATE: Texas ZIP CODE: 78722
The Delwood Duplex Historic District is located just over two miles northeast of the state capitol in Austin, and is comprised entirely of duplex apartment buildings constructed in 1948. The duplexes are two-story boxes constructed of concrete masonry units, covered with stucco and few decorative details, but their porch configurations and roof forms—front-facing gable, side-facing gable, or hipped—lend them the appearance of minimal or stripped Colonial Revival-style houses. Each building contains two apartments, one per floor, with two bedrooms and one bathroom. Arranged with uniform setbacks, most buildings are accompanied by a freestanding two-car garage of concrete block. Each duplex has developed an individual character over the years, as many of the building exteriors have been painted bright colors or slightly modified; however, the vast majority of these small alterations are compatible with the historic materials. Of the 77 duplexes in this district, 72 of them (93 percent) are classified as contributing properties. There are 62 garages within the district boundaries, of which 53 (85 percent) are contributing. With no teardowns or major additions, the Delwood Duplex Historic District retains a remarkably high degree of integrity.

Setting

The Delwood Duplex Historic District is located in east Austin, just outside of the central corridor that encompasses the downtown central business district and the University of Texas main campus. The district includes all of the Delwood III development (named in relationship to the adjacent developments of Delwood I and Delwood II) and the western-most edge of the Willow Brook Addition subdivision. This area is commonly referred to as “Delwood Duplex” by current residents.

Directly to the north of the district is the Wilshire Wood neighborhood, predominantly composed of midcentury, architect-designed limestone ranch houses, and to the south is Maplewood Elementary School, constructed in 1952. To the east of the district, the rest of the Willow Brook Addition neighborhood is comprised of single-family homes of the same period. The western boundary is formed by U.S. Interstate 35 and the railroad right-of-way.

The Delwood Duplex Historic District is laid out along four streets: Kirkwood, Ashwood, Maplewood, and Wrightwood roads. Maplewood runs north-to-south and forms the eastern boundary; Kirkwood and Ashwood run east-to-west and dead end at Maplewood. On the west side of the district, Ashwood curves to the north and becomes Wrightwood, off of which Kirkwood forms a cul-de-sac. Historically, all properties were served by alleys; however, not all of the alleys continue to be maintained. The alley between Kirkwood and Ashwood remains completely accessible by car, while the others now are accessible only by foot.

Properties on the east side of the district are located at a higher elevation, with the landscape sloping down to the west. The lots are generally uniform and rectilinear, although they become irregularly shaped where the streets curve and around the Kirkwood Road cul-de-sac. Typically there is one duplex and one garage per lot, and there are no fences or other barriers between lots. The duplexes are uniformly set back in the center of each lot with enough open space for front and back yards, all of which are landscaped with grass lawn; other vegetation, including trees, manicured shrubs, and flower or vegetable gardens, vary from property to property. Every property is visible from the street.
Duplex Exteriors

The buildings in the Delwood Duplex Historic District are constructed of concrete masonry units (CMUs) that have been covered with stucco and painted. Designed as multiple-family residences—a two-bedroom, one-bath dwelling on each floor—the two-story buildings have simple square or L-shaped plans with small projections from the principal volume.

The duplexes are not true representatives of a particular style of architecture; however, they are best categorized as postwar-era affordable housing with minimal references to the Classical Revival style, which was one of the most popular styles for residential architecture in the first half of the twentieth century. The buildings were designed with a basic, two-story box form, with a variety of modest decorative treatments applied to the façade. The units are principally distinguished by their roof forms, either hipped or with front- or side-facing gables, and by porches that vary greatly: some are incised into the principal volume and some are projecting from it; they may be full- or partial-width; and they may be located on the center of the building or on the side. No single feature is dependent on another, as one side-gabled house may have a full width porch, while another may have two smaller porches at the outer corners of the façade. This variation of design elements provides a subtle texture to the seemingly homogeneous appearance of the district.

All roofs are wood frame with painted wood fascia and soffits and asphalt shingles. The most common roof form is side-gabled, followed by front-gabled, with hipped roofs occurring less frequently. Front-gabled examples usually have a circular or rectangular vent in the center of the pediment. Those roofs that are hipped have deep, overhanging eaves.

The porches present the widest variety of configurations. Some incorporate second-floor balconies, while others, even those with the same form, do not. Four general porch types can be distinguished among the variations. One type is a full-façade, full-height porch with second-floor balcony and railings; these porches are always separate from the main roof and are capped by a flat roof. A second type is the central, partial façade, full-height porch with second-floor balcony and railings, also under a separate roof; this type may have a flat roof or a front-gabled roof with pediment. A third porch type has two full-height, inset porches on both sides of the front façade; duplexes of this type may or may not have a second-floor balconies. Finally, there is a similar porch type for which only one end of the front façade has a full-height, inset porch (approximately one-third of the façade). Again, this type may or may not have a second-floor balcony and railings. This final type represents one of the few asymmetrical façade arrangements.

Porch supports throughout the district are either wood or metal. Most wood posts are box columns, while the metal supports are either round pipe or decorative, faux wrought iron with scrolled or botanical patterns. The prevalence of these three types of supports makes it difficult to distinguish which, if any, are later modifications.

The majority of properties retain their original multi-light, steel casement windows. The predominant window light arrangements are 2/3, 3/5, 3/5, 4/5, and 5/6 lights. Some of the duplexes feature a central bay window with a hipped roof at the first floor; this large window, also steel, is 5/6 lights. Another variation is the inclusion of fixed shutters on some façades.
Each unit has a separate exterior door. Access to the second floor is by an interior staircase located on the front or side elevation of the ground floor or, less frequently, an exterior stair leads to a side entrance. Many ground floor side entrances are surrounded by a small, front-gabled porch. There are a few examples of duplexes with a unique entrance porch variation; these have a one-story, partially enclosed entrance porch—approximately one-third of the façade—at one end of the front façade. There are two doorways at the porch with one entering on the front façade and one entering to one side. The roof for this entrance porch type is hipped. Other exterior features include side staircases and rear decks, most of which appear to be later modifications or replacements.

**Duplex Interiors**

All duplexes were built with two apartment units, one on the ground floor and one on the second floor. Although floor plans vary, each residence is approximately 900 square feet with two bedrooms, one bathroom, a kitchen, living room, dining room, and a short hall. Rooms are compact but comfortable, and most units include at least one porch or balcony. The interior partition walls are constructed of concrete masonry units like the exterior walls, and floors are hardwood.

The concrete block construction makes additions and alterations difficult, and as a result most of the buildings retain their original form. Some have been converted to single-family houses, however, this has not compromised their exterior character. Only two non-contributing duplexes have been identified in the district, both due to substantial and incompatible porch modifications.

**Garages**

A freestanding garage accompanied each duplex in the district. Most garages have undergone some type of alteration; most commonly the paired garage doors have been removed or replaced with a single overhead door. A number of garages have been converted into apartments, including some with second-story additions. Fifteen garages have been demolished, yet in most locations their concrete foundations remain in place.

The garages are located at the rear of the lots and, originally, each was accessible by an alley; some alleys are still intact, such as the one between Ashwood and Kirkwood, although others have not been maintained. It is apparent that the garages were identical in design. All were free-standing, concrete block structures with wood frame, front-gabled roofs; their only openings were for the paired, solid wood garage doors. Unlike the duplexes, the garages were not covered with stucco. Instead of a garage, three duplexes have a wood carport structure with a small enclosed shed space. These carport structures appear to be of historic age, and their similarity suggests they all may have been built at the same time.

Most garage alterations are not visible from the street due to their placement at the rear of the properties, where they face alleys that are not major traffic arteries. A garage that has been converted into an apartment may still look the same from the street-facing, minor elevation, as its form is unchanged. Garages that still retain their overall form are considered to be contributing resources in the district, as are the wood carports. Noncontributing garages are those with a second-story or side addition, and those which no longer have a roof.
Integrity of the Historic District

The duplexes continue to serve a residential function. The majority continue to serve as rental apartments, although many are owner-occupied, and some have been converted into single-family homes without exterior alterations. In some instances new decorative elements have replaced historic materials, particularly porch supports and railings. Other exterior changes include modified staircases, decks, and new paint colors. The majority of the contemporary alterations, however, are compatible with and often indistinguishable from historic materials and design. Window air-conditioning units are sometimes visible, and some metal casement windows are missing panes or have been replaced with sash windows.

There have not been any significant changes to the duplexes, such as additional wings or third stories. There have been no duplex teardowns and, therefore, there are no empty lots or new construction in the neighborhood to disrupt the continuity of the district. The majority of the garages are intact, although a number of them have been demolished; some have been painted, enclosed, or converted into apartments, but most of the garages have maintained their integrity. The buildings do not exhibit severe deterioration, although deferred maintenance is becoming an issue for some properties. The continuity of massing and elevation design makes the Delwood Duplex Historic District unique and clearly distinguishable from the adjacent neighborhoods, which are largely composed of single-family homes. The Delwood Duplex Historic District retains integrity of location, design, setting, materials, workmanship, feeling and association to a high degree.

Representative Properties

The following properties have been selected to represent the various types of porch and roof configurations present in the district. Photos are included on continuation sheets.

1304 Kirkwood

This type has a full-façade, full-height porch with second floor balcony and metal porch supports and railings. On the primary façade at each floor is a central doorway with 3/5-light metal casement windows on either side. The building's roof is side-gabled, while the porch roof is flat. The second story entrance is located on the side of the building, near the front. There is a small front-gabled porch with pediment at this entrance.

3901 Maplewood

This type is similar to 1304 Kirkwood, but with a partial façade porch in the center. This full-height porch has a second floor balcony and metal porch supports and railings. In the center of the primary façade at each floor is a doorway. On the right side of the front elevation is a 3/5-light metal casement window at each floor. There is a 2/3-light metal casement window at each floor on the left side of the front façade. The duplex roof is side-gabled. The porch roof is front-gabled with pediment. There is an exterior staircase leading to a second floor entrance on one side.
1307 Kirkwood

The primary elevation of this type is divided into thirds, with a central projecting bay and a full-height, inset porch on either side. Porch supports are wood, and the second floor balcony has a geometric-patterned metal railing that appears to be a later addition. On the first floor, a 5/6-light casement window is centrally located in a slightly projecting bay with a hipped roof, above which, at the second floor level, is a 4/5-light casement window. The recessed bay on the left side of the duplex features a 2/3-light casement window at each floor, while the front entrance door is located on the recessed bay on the right side, with a 2/5-light casement window above the door at the second floor level. On both sides of the central projecting bay are two 2/5-light casement windows, one at each floor, totaling four. The duplex roof is side-gabled with a flat porch. An exterior staircase leads to a second-floor entrance on one side.

1305 Kirkwood

The major façade of this type is divided into thirds, and it is similar to 1307 Kirkwood but for a front-facing gable and the absence of a second-floor balcony. A full-height, inset porch is on both sides of this elevation. On the first floor, a 5/6-light casement window is centrally located in a slightly projecting bay with a hipped roof, above which, at the second floor level, is a 4/5-light casement window. The recessed bay on the left side of the duplex features a 2/3-light casement window at each floor, while the front entrance door is located on the recessed bay on the right side, with a 2/5-light casement window above the door at the second floor level. On both sides of the central projecting bay are two 2/5-light casement windows, one at each floor, totaling four. The duplex roof is front-gabled with pediment and circular vent in the center. The windows are flanked by decorative shutters. An exterior staircase leads to a second-floor entrance on one side.

3904 Wrightwood

This building is one of only a few within the district to have an asymmetrical configuration, with only one incised bay. The right third of the major façade is a full-height, inset porch with a second-floor balcony and metal porch supports and railings; there is a 3/4-light casement window at each floor level. A door is located on the side wall of the inset porch at both floors. Projecting from the left third of this elevation is a small, one-story entrance porch with a front-gabled roof. At each floor of the central bay is a 4/5-light casement window. The duplex roof is side-gabled.

4008 Maplewood

This duplex type rarely occurs within the district and is the only one to have a decorative treatment on the façade. The elevation is divided into approximate thirds, with a one-story, partially enclosed entrance porch projecting from the right bay. The porch has three shallow-arched openings with column supports at one corner, and its roof is hipped; this porch features two entrance doors—one on its front and one on its left side. There is a 3/5-light casement window at the first floor level of both the center and left bays. These windows have a half-moon detail impressed above them. At the second floor level, from left to right, are one 3/5-light casement window and two 2/5-light casement windows. The duplex roof is hipped.
Noncontributing Resources

Nine garage structures within the Delwood Duplex Historic District are considered to be noncontributing due to alterations or deterioration. Four of the duplex buildings within the district are considered to be noncontributing due to inappropriate façade additions, or because of a conversion from a duplex into a single-family residence.

4004 Maplewood

This duplex is similar to representative property 3904 Wrightwood, but porch and balcony elements have been constructed of rough-hewn logs in an elaborate pattern extending beyond the original porch line. The porch and balcony are out of scale and its materials are inconsistent with other minor alterations within the neighborhood.

1403 Kirkwood

This property is similar to 1304 Kirkwood. The full-width front porch has been enclosed with vertical wood siding on both levels, thus obscuring the major elevation.

Inventory of Properties

Dates for the inventory of properties are based on Travis Central Appraisal District (TCAD) records. “C” denotes a contributing property, “NC” denotes a non-contributing property, and “n/a” indicates those properties where a garage is no longer present. Additional notes about the duplex are included under “Other.”

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<th>ADDRESS</th>
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<td>4005 Maplewood</td>
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<td>Metal porch supports and railings; second-floor balcony extension and staircase to proper right</td>
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</tr>
<tr>
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<td>Wood porch supports; second-floor balcony removed; second-floor door enclosed</td>
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</tr>
<tr>
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<td>Three shallow arched openings with column supports at one corner, of the; half-moon detail above first-floor windows</td>
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<td></td>
</tr>
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<td></td>
</tr>
<tr>
<td>4014 Maplewood</td>
<td>1948</td>
<td>Three shallow arched openings with column supports at one corner, of the; half-moon detail above first-floor windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4016 Maplewood</td>
<td>1948</td>
<td>No porch supports or second-floor balcony</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1300 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td></td>
<td></td>
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<tr>
<td>1301 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
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<td></td>
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<tr>
<td>1302 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
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<td></td>
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<tr>
<td>1303 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
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<tr>
<td>1304 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td></td>
<td></td>
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<tr>
<td>1305 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1307 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports, second-floor balcony on proper left with metal railings, flat porch roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1400 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1401 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports, second-floor balconies on both sides of façade, sash windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1402 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td></td>
<td></td>
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<tr>
<td>1403 Kirkwood</td>
<td>1948</td>
<td>Fully enclosed front facade</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1404 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td></td>
<td></td>
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<tr>
<td>1405 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1406 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td></td>
<td></td>
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<tr>
<td>1407 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td></td>
<td></td>
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<tr>
<td>1408 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1409 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports, sash windows in bay window</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1410 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings, no second-floor porch</td>
<td></td>
<td></td>
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<tr>
<td>1411 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1412 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports; second-floor balcony removed, second-floor doorway enclosed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1413 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td></td>
<td></td>
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<tr>
<td>1500 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1501 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports; central sash windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1502 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings, panes missing from casement windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1503 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1504 Kirkwood</td>
<td>1948</td>
<td>Conversion to single-family home; complete removal of wood porch; alteration to fenestration on main elevation; standing-seam metal roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1505 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1506 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports and railings; shed roof over side entrance porch</td>
<td></td>
<td></td>
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<tr>
<td>1507 Kirkwood</td>
<td>1948</td>
<td>No porch supports</td>
<td></td>
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<td>Address</td>
<td>Year</td>
<td>Description</td>
<td>Code</td>
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<tr>
<td>1508 Kirkwood</td>
<td>1948</td>
<td>Wood porch supports, no second-floor balcony, panes missing from casement windows</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>1509 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>1510 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings removed; replaced with unsympathetic porch</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>1511 Kirkwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
<td></td>
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<tr>
<td>3900 Wrightwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
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<tr>
<td>3901 Wrightwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>3902 Wrightwood</td>
<td>1948</td>
<td>Porch removed, second-floor doorway enclosed</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>3903 Wrightwood</td>
<td>1948</td>
<td>Wood porch supports, open on all sides</td>
<td>NC</td>
<td></td>
</tr>
<tr>
<td>3904 Wrightwood</td>
<td>1948</td>
<td>Metal porch supports and railings, some missing casement panes</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>4002 Wrightwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
<td></td>
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<tr>
<td>1400 Ashwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
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<tr>
<td>1401 Ashwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td>C</td>
<td></td>
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<tr>
<td>1402 Ashwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td>C</td>
<td></td>
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<tr>
<td>1403 Ashwood</td>
<td>1948</td>
<td>Wood porch supports, second-floor balconies on both sides of façade</td>
<td>C</td>
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<tr>
<td>1404 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td>C</td>
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<tr>
<td>1406 Ashwood</td>
<td>1948</td>
<td>Wood porch supports</td>
<td>C</td>
<td></td>
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<tr>
<td>1408 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings; sash windows</td>
<td>C</td>
<td></td>
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<tr>
<td>1410 Ashwood</td>
<td>1948</td>
<td>Original porch replaced with one-story wood porch with second-floor balcony and staircase; sash windows; sheet metal roofing</td>
<td>NC</td>
<td></td>
</tr>
<tr>
<td>1500 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings, no second-floor balcony</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>1502 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td>C</td>
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<tr>
<td>1504 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
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<tr>
<td>1506 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
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<tr>
<td>1508 Ashwood</td>
<td>1948</td>
<td>Wood porch supports and railings</td>
<td>C</td>
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</tr>
<tr>
<td>1510 Ashwood</td>
<td>1948</td>
<td>Metal porch supports and railings</td>
<td>C</td>
<td></td>
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</tbody>
</table>
The Delwood Duplex Historic District in Austin, Texas, is a wholly intact example of a residential development constructed to meet the housing needs of moderate-income families after World War II. The neighborhood illustrates post-war suburban development patterns fueled by the “baby boom,” advances in building technology, federal incentives for home ownership, and trends in mass production and tract development occurring throughout the nation. Representative of national housing trends during the mid-twentieth century, it is the only concentration of duplex tract housing in the city of Austin. The period of significance is the date of construction in 1948. The Delwood Duplex Historic District is nominated for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development.

The Delwood Duplex Historic District is located northeast of downtown Austin between U.S. Interstate Highway 35 and the former Robert Mueller Municipal Airport site, which is now the Mueller mixed-use development. The southwest boundary of the historic district wraps Maplewood Elementary School, constructed in 1952, and the west boundary abuts the Delwood shopping center, constructed in 1951 but rebuilt extensively in the 1990s. The larger neighborhood is known today as Cherrywood and features predominantly single-family homes, executed in wood and stone in minimal traditional or ranch styles.

The Delwood Duplex District encompasses all of the Delwood III subdivision and a strip of lots along the western edge of the neighboring Willow Brook Addition. The other homes in Willow Brook are single-family residences that typically were constructed to an owner's specifications, or by the developer who offered to build a two-bedroom, one-bathroom house on the lot for $10,000. Delwood I and II are architecturally unrelated subdivisions directly north of the duplexes developed during the same period.

The multi-family, two-story concrete duplexes of the district stand in contrast to the surrounding single-family housing stock. The duplexes differ not only in materials and form, but in function as well, offering a lower-cost option for families of modest means during the post-war housing boom.

**Brief History of the Property Prior to Development**

The Delwood Duplex Historic District is located on land granted in 1841 to Thomas L. Hawkins, a newcomer from Kentucky, by Mirabeau B. Lamar, president of the Republic of Texas. The property covered 510 acres of northeast Austin, the republic's capital, and subsequent city records refer to this area as the Thomas Hawkins Survey. After statehood in 1845, Austin was made the state capital and the seat of Travis County. In 1850, Travis county clerk Ashford B. McGill purchased 165 acres of this area, which he then sold in smaller portions over the course of twelve years. Richard Schieffer, owner of a meat market, came into possession of 96 acres of the Hawkins Survey in 1887, and his descendents held this property for the nearly sixty years. Schieffer's acreage, which today includes Delwood III and Willow Brook Addition, was largely agricultural with a few scattered structures of wood frame construction. In the 1940s, Jeanette and Emmett P. Schieffer began subdividing and selling off portions of the acreage, and in 1946 they platted the Willow Brook Addition, of which the Delwood Duplex district is a part.
Bascom Giles and the Delwood Neighborhood

In 1924 developer Bascom Giles purchased 200 acres in the Austin area, including acreage in the Thomas Hawkins Survey, and he quickly acquired more land. Giles actively encouraged the development of this area over the next thirty years, and he played an important role in its transformation from farmland to residential developments served by an interregional highway and a shopping center. In 1928 Giles sold some of his 200 acres to the City of Austin for the construction of the municipal airport, and in 1938 he was appointed commissioner of the General Land Office. In 1941 the city annexed portions of Giles’s property in the Hawkins Survey. Over the next decade Giles—doing business as Delwood Apartments, Inc.—subdivided and developed this land as residential lots.

Giles was implicated in a scandal with the state’s Veterans Land Board, for which he was sent to prison in 1955. The scandal involved the board’s use of veterans’ signatures, without their knowledge or consent, to acquire land under the G.I. Bill (the Servicemen’s Readjustment Act of 1944). There is no evidence to suggest illegal transactions in the development of the Delwood Duplex neighborhood; however, the investigation which led to his conviction revealed that these illegal activities occurred during the early 1950s in cities other than Austin.

Jeanette and Emmett P. Schieffer, who had platted the Willow Brook Addition in 1946, quickly sold that property to Perry Jones, who began selling lots there in 1948. Late in 1947, investor James D. Connolly, trading as the Delwood Development Company, platted Delwood Section Three. The property was then transferred to Bascom Giles’s Delwood Apartments, Inc., which was responsible for the construction of the duplexes.

During the late 1940s East Avenue, a north-south street near the western boundary of the district, became an interregional highway and a major traffic artery, portending the city’s future growth. Wedged between East Avenue and the Delwood duplex neighborhood, Giles opened the Delwood Shopping Center in 1951. Austin’s first automobile-oriented shopping complex, the Delwood Shopping Center was located on a major traffic artery and boasted twelve acres of parking. Giles told the Austin Statesman, “I expect this to be only the first of many fine developments along the interregional highway... [U]ndoubtedly many other developments will be built along this artery of traffic.” In 1952 the public Maplewood Elementary School opened at the southwest edge of the district. Shopping, schools, and highway access all were important for the young families occupying the Delwood duplexes and other residential neighborhoods which were established in the area in the post-war period.

City directories reveal that only a small number of the duplex buildings were owner-occupied during the district’s period of significance—just two in 1949, and four more in 1952—indicating that most of the units were rentals. These directories list a large number of occupants as members of the Air Force, presumably based at Bergstrom Air Force Base. Other residents listed in the directories include students, assistants, and clerks, suggesting that the duplex apartments attracted young families on small budgets.

Like many residential developments at the time, the Delwood III development contained a restrictive covenant which prohibited non-whites from owning or residing in the neighborhood. It is important to note that in 1948, the

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1 Later the highway became U.S. Interstate Highway 35, which in the 1960s was expanded into a two-deck freeway, becoming a pronounced physical barrier between the Delwood neighborhood and the rest of Austin.

2 “Delwood Center,” Austin Statesman, October 19, 1951.
same year the duplex buildings were constructed, the U.S. Supreme Court decision *Shelley v. Kramer* found that restrictions based on race were “unenforceable.” Despite the ruling, deed restrictions continued to be used as tools to ensure racial segregation with far reaching implications.

**Post-war Housing Development in the United States**

The forces which transformed farmland on the outskirts of Austin into suburban residential neighborhoods within a decade also were at work throughout the country. Demand for housing and increased access to homeownership created the largest building boom in U.S. history, with most of it occurring in newly created suburbs. The national housing industry, which had been largely stagnant during the Great Depression and World War II, was not prepared to absorb the increased need for housing by soldiers returning home after the war. At the same time, federal programs made it easier than ever for Americans to buy homes, further spurring the demand. Created in 1934, the Federal Housing Administration (FHA) and National Housing Act provided federal insurance for home loans from private institutions, extended the repayment periods of the loans, and lowered their interest rates. The “G.I. Bill” (the Servicemen’s Readjustment Act of 1944) guaranteed home loans for veterans.

Other federal programs were aimed at encouraging private residential development and improved highway systems, helping cities and developers meet those needs more quickly. The Defense Housing Program of 1941 sparked new home construction by increasing credit available to builders. The Federal Aid Highway Act of 1944 envisioned a national network of highways, and by 1951 all major cities in the country were improving infrastructure and, as a result, expanding their suburban boundaries. New expressways and increased automobile ownership meant that areas formerly inaccessible to urban centers were now an easy commute.

Although materials and styles varied across the country, there are consistencies in development patterns and construction methods in post-war neighborhoods. Some of these are due to planning guidelines set forth by the FHA, which encouraged appropriate lot sizes and setbacks, street sizes and formation, and access to services and amenities. For their picturesque qualities, curvilinear street layouts and consideration of existing topography were recommended as preferred alternatives to the common gridiron pattern of streets. The accelerated pace of construction, combined with advances in building technology and efficiency, further transformed the face of residential developments. Many post-war subdivisions made use of assembly line methods to simultaneously construct multiple buildings. Prefabricated building components could be brought to the site and assembled quickly at a lower cost. Homes were also designed with economy in mind; the absence of decorative elements and the efficient use of space lowered costs and sped up the building process.

**Conclusion**

The Delwood Duplex Historic District illustrates these common qualities of post-war subdivisions in the United States. Developed over the course of one year, Delwood Duplex exhibits characteristic subdivision patterns with uniform design, construction materials, lot size, and setbacks. The homogenous physical character of the Delwood

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4 Ibid.
duplexes makes the neighborhood clearly distinguishable from adjacent subdivisions of the period. The use of inexpensive construction materials, such as concrete masonry units, is consistent with national trends, as is the relative lack of ornamentation or decorative elements on the buildings. The use of a popular residential architectural style, the Classical Revival, is achieved in the Delwood Duplex district merely through the use of gabled roof forms and occasional porch columns, pediments, or window shutters, making the buildings a “stripped” Classical Revival style, at most. The access created by new roads and the inclusion of a two-car garage with each duplex speaks to the growing use of the automobile, even among the moderate-income populace. Delwood Duplex is a rare example of multi-family, rental housing in Austin during a time when building was focused on single-family, owner-occupied residential development.

For its association with these national trends, the Delwood Duplex Historic District is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development. This historic district is a wholly intact example of buildings constructed to fulfill the housing needs of moderate-income families after World War II, and it is the only such concentration of mid-twentieth-century duplex housing in the city of Austin.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9  Page 17

Delwood Duplex Historic District
Austin, Travis County, Texas

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*Schieffer Neighborhood History*, courtesy of Emily Bankston.

Streets Photo File, Wilshire Boulevard. Austin History Center, Austin.

Subdivisions Photo File, Delwood, Austin History Center, Austin.


MAP 1. Delwood Duplex Historic District (red) in relationship to Cherrywood neighborhood (green)
MAP 2. Delwood Duplex Historic District map, showing contributing and non-contributing properties.
FIGURE 1. 1304 Kirkwood Road. Floor plans of a similar duplex. Photograph and plans by Melissa Huber, 2006.
FIGURE 2. 1307 Kirkwood Road. Photograph and plans by Melissa Huber, 2006.
FIGURE 3. 3904 Wrightwood Road. Photograph and plans by Melissa Huber, 2006.

FIGURE 5. 1403 Kirkwood Road (noncontributing). Photograph by Melissa Huber, 2006.

National Register of Historic Places
Continuation Sheet

PHOTOGRAPH LOG

All photographs are credited as follows:

Name of Property: Delwood Duplex Historic District
City: Austin
County: Travis County
State: Texas
Photographer: Rachel Leibowitz
Date: June 2010
Location of digital files: Texas Historical Commission, Austin

Printed on HP Premium Plus Paper with HP Vivera inks.

Photo 1 (TX_Travis County_Delwood Duplex HD_0001.tif)
Wrightwood Road at Kirkwood Road
Camera facing southwest

Photo 2 (TX_Travis County_Delwood Duplex HD_0002.tif)
1307 Kirkwood Road
Camera facing west

Photo 3 (TX_Travis County_Delwood Duplex HD_0003.tif)
1305 Kirkwood Road
Camera facing southwest

Photo 4 (TX_Travis County_Delwood Duplex HD_0004.tif)
1305 and 1303 Kirkwood Road
Camera facing southwest

Photo 5 (TX_Travis County_Delwood Duplex HD_0005.tif)
1303 Kirkwood Road
Camera facing west

Photo 6 (TX_Travis County_Delwood Duplex HD_0006.tif)
1302 Kirkwood Road
Camera facing northeast

Photo 7 (TX_Travis County_Delwood Duplex HD_0007.tif)
1304 Kirkwood Road (with garage)
Camera facing northeast
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section PHOTO  Page 27  Delwood Duplex Historic District
Austin, Travis County, Texas

Photo 8 (TX_Travis County_Delwood Duplex HD_0008.tif)
1304 Kirkwood Road
Camera facing northeast

Photo 9 (TX_Travis County_Delwood Duplex HD_0009.tif)
Wrightwood Road at Kirkwood Road
Camera facing north

Photo 10 (TX_Travis County_Delwood Duplex HD_0010.tif)
1401 Kirkwood Road
North elevation
Camera facing southeast

Photo 11 (TX_Travis County_Delwood Duplex HD_0011.tif)
1411 Kirkwood Road
North elevation
Camera facing southwest

Photo 12 (TX_Travis County_Delwood Duplex HD_0012.tif)
3903 and 3901 Ashwood Road
West elevations
Camera facing southeast