

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Multiple Property Documentation Form

NATIONAL REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. For additional space use continuation sheets (Form 10-900-a). Type all entries.

**A. Name of Multiple Property Listing**

Historic and Architectural Resources of Hyde Park, Austin, Texas

**B. Associated Historic Contexts**

Hyde Park: An Early Suburban Development in Austin, Texas (1891-1941)

**C. Geographical Data**

Comprised largely of tracts platted in 1891 and 1892 as Hyde Park Additions No. 1 and 2, City of Austin, Travis County, Texas, the area covered includes additional tracts to the south and east of the Additions. The total area studied is bounded by 38th Street on the south, Guadalupe Street on the west, 45th Street on the north, and Duval Street on the east.

See continuation sheet

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

*Curtis Russell*  
Signature of certifying official

27 June 1990  
Date

Texas Historical Commission

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

*Antoinette Lee*  
Signature of the Keeper of the National Register

8/16/90  
Date

**E. Statement of Historic Contexts**

---

Discuss each historic context listed in Section B.

See text which begins with Continuation Sheet E-1 for a full discussion of each historic context listed in Section B.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   E   Page   1  

---

## **HYDE PARK: AN EARLY SUBURBAN DEVELOPMENT IN AUSTIN, TEXAS (1891-1941)**

### **I. CONTEXT WITH THE HISTORY AND DEVELOPMENT OF AUSTIN, TEXAS**

Hyde Park, one of the most desirable neighborhoods of modern Austin, is nearing the hundredth anniversary of its founding. The legacy of its settlement and growth remind us of the important role Hyde Park has played in the history of Austin; a role which can be better understood and evaluated following a discussion of the city's development.

Austin has served as Texas' seat of government since shortly after the city's founding in 1838. The city was established as the result of an internal struggle among the leaders of the newly formed Republic of Texas, which gained independence from Mexico in 1836. Many believed Houston or some other established town should be selected as the capital of Texas. Intense competition and rivalry developed for that designation and the attendant financial and political opportunities it would provide. As a compromise, founding fathers decided that the creation of an entirely new community was the most appropriate solution. As president of the Republic, Mirabeau B. Lamar selected Waterloo, a small dispersed settlement on the Colorado River, as the new capital of Texas. Edwin Waller surveyed the townsite, including a grandly sited capitol square atop a hill that terminated a broad thoroughfare (Congress Avenue) extending from the river. Named in honor of Stephen F. Austin, the town became reality as the first lots were sold on August 1, 1839.

Despite the isolated location near the frontier, the designation fueled the new capital's growth and its population increased to 856 by 1840. Numerous government offices opened providing the foundation for the local economy. Merchants, businessmen and other entrepreneurs were attracted by the new town's rapid development and the potential for increased wealth and prosperity.

Austin's bright future dimmed temporarily in 1842 when the capital was relocated, first to Houston, and then to Washington-on-the-Brazos in Washington County. Austin's vulnerable position away from Texas' more heavily populated regions and the threat of Mexican invasion motivated the relocations. By 1845, however,

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   E   Page   2  

---

the capital returned to Austin and five years later the city was designated the permanent capital after a statewide referendum.

The 1850s marked a transitional period in Austin's history. As the city's population mushroomed from 629 in 1850 to 3,494 in 1860, the community was transformed from a frontier settlement with small temporary structures into a thriving city with many fine houses, stores and buildings. Extant residences from that period include the Pease Mansion (1853; National Register [NR] 1970), the Neill-Cochran House (1853; NR 1970) and the Chandler-Shelley-Thompson House or Westhill (1855; NR 1979). The most important and architecturally significant institutional buildings were the Capitol (built in 1853 and destroyed in an 1881 fire) and the Governor's Mansion, constructed between 1854 and 1856 (NR 1970). Other public institutions, including the Deaf and Dumb School, the Old Land Office (1857; NR 1970) and the State Insane Asylum (1857; NR 1987), also erected facilities during the 1850s.

Of particular importance to the development and history of Hyde Park and its residents was the establishment of the State Insane Asylum (now the Austin State Hospital) which occupies grounds due west of the area. State officials selected property fronting the primary northbound artery that connected Austin and Georgetown in Williamson County. The Asylum included an Italianate-influenced Administration Building constructed in 1857 with additions in 1875, 1879, 1893 and 1904. A longterm source of employment for area residents, the facility also evolved into an important physical landmark in north-central Austin whose park-like setting afforded recreational opportunities to Austinites.

Austin, like much of Texas, escaped the greater part of the physical destruction that devastated most Confederate states during the Civil War. Still, its economy and pace of growth slowed considerably from that of the pre-Civil War era, and Austin's 1870 population of 4,428 reflected a modest increase over the previous census.

A statewide referendum confirming Austin's status as the state capital set the stage for a period of renewed growth and prosperity following the Reconstruction era. Railroad construction played a significant role in the community's development during this period. In 1871 the Houston and Texas Central Railroad (later consolidated with the Southern Pacific

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   3  

railway system) built the first line into Austin, and a line of the International & Great Northern Railroad followed in 1876. Rail service focused regional trade on Austin and the resultant infusion of capital into the local economy helped to transform the city. Gas streetlighting was installed in 1874 along the city's main thoroughfare, Congress Avenue, and a mule-driven street car system was implemented in the following year. New architect-designed projects included the Travis County Courthouse (1876) and commercial houses such as the Walter Tips Building (1876, NR 1978). The John Brizendine House (1872; NR 1974), the Sampson House (1875-77; NR 1982), and the Boardman-Webb-Bogg House (c.1880; NR 1980) are typical of the impressive residences erected by wealthy citizens during this period. In response to this transformation, the city's population nearly tripled over the course of the decade, rising to 11,013 by 1880.

An 1881 statewide referendum selecting the city as the site for a new public university would prove to be one of the most significant events in Austin's history. Texas' first publicly supported institution of higher learning, the Agricultural and Mechanical College in College Station, had been created by the state legislature in 1871. Its curriculum dealt primarily with farming and engineering issues, however, and the newly formed university in Austin was to provide an education geared towards the liberal arts. The University of Texas campus was established on 40 acres north of the Capitol. Construction of the main Gothic Revival building, designed by local architect F.E. Ruffini, began in November 1882 and was completed in 1884. The university has been a distinguishing feature of Austin's character, history, and development since that date.

Placement of the university north of the original town site greatly influenced Austin's physical growth as new subdivisions were platted around the school. The resultant gradual northward expansion of the city was a major impetus in the founding of Hyde Park.

While much of Austin's growth was directed to the north, development also occurred south of the river near the State Deaf and Dumb School. The Swisher Addition (1872) and Fairview Park (1889) were the largest and most important areas of development. The physical barrier posed by the Colorado River and its periodic floods tended to isolate these new residential areas from the rest of Austin. Letters to editors published by local newspapers during the 1880s and 1890s refer to this situation. Although

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   E   Page   4  

---

attempts to establish a new city on the south bank of the river were made, they were unsuccessful and the area remained part of Austin.

Many of Austin's progressive leaders, such as Hyde Park founder Monroe Martin Shipe, urged the construction of a dam across the Colorado River and the erection of a power plant to generate electricity for local residents during the late 19th century. By a 27-to-1 ratio, voters approved the issuance of bonds to finance such a project in an 1890 election. The dam was completed three years later, followed by the installation of a municipal electrical power plant in 1895. The power plant enabled municipal leaders to erect a city-wide street lighting system, installed in 1895 by the Fort Wayne Electric Co. Comprised of 31 "moonlight" towers (NR 1976) erected throughout the city, the system included a tower in Hyde Park. This structure, still standing at the corner of Speedway and West 41st Street, was mentioned often in early advertisements promoting the addition. The tower in Hyde Park and 20 other extant examples are believed to comprise one of the very few such systems remaining in the country.

By the turn of the century, Austin was the sixth largest city in Texas with a population of 22,258. Although best known as the capital and home of the University of Texas, Austin also possessed an active business and manufacturing community, including cotton-related industries (a cotton compress, cotton oil mill and numerous gins) and manufacturing facilities (the Butler Brick Yard and Austin White Lime Co.) Construction businesses expanded to meet increased demands for housing. In 1905, for example, city directories note nine architects, six lumber yards, and 93 contractors in Austin.

Civic leaders during this period published promotional booklets and pamphlets that portrayed Austin as the ideal place to live and work. As these publications highlighted the community's desirable attributes, they reveal societal attitudes at the time of their publication. Large "modern" residences, for example, often were featured as an indication of the community's wealth and prosperity. As an indication of its local significance, nearly all such publications made reference to or included photographs of Hyde Park. The Austin Souvenir, published in 1908, contains a typical description of the development as "...the beautiful suburban and residential portion..." of the city (Austin Business League 1908:23).

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   E   Page   5  

---

Austin continued growing at a fast pace during the early part of the 20th century. The city's population climbed from 34,876 in 1920 to 53,120 in 1930, and reached 87,930 by 1940. Although it remained largely based on state government, the university, retail trade and manufacturing, Austin's economy began to diversify during this period. Tourism emerged as an industry following construction of a series of dams on the Colorado River in the 1930s.

The city's growth resulted in the expansion of middle-class neighborhoods to the north and south of the downtown area. On the city's west side, more affluent neighborhoods such as Enfield, Pemberton Heights and Tarrytown developed in the early 20th century to take advantage of the rolling hills and majestic views of the city. Most neighborhoods in Austin were predominately white as the city became increasingly segregated in the early 20th century. A city plan in 1928 proposed the segregation of Austin's black and hispanic populations by confining public services for minorities to the city's east side. Clarksville (NR 1976), settled after the Civil War as a "Freedman's Town," was an exception to the trend and remained a predominately black neighborhood west of downtown until recent years.

Austin's development patterns continued to follow these trends after World War II. Construction of the Interregional Highway (later Interstate 35) in the 1950s imposed a physical barrier between the segregated communities within the city. Expansion of state government and escalated enrollment at the University of Texas increased strains on the local housing stock. The city evolved into an important center of the high-tech industry in the United States in the 1980s. As a consequence, Austin was one of the nation's fastest growing metropolitan areas during that decade, with a population estimated at 500,000.

## II. THE ADVENT OF SUBURBAN DEVELOPMENT AND FOUNDING OF HYDE PARK

When Hyde Park was established in 1891, America was evolving from a dispersed, largely rural society to one more dependent on manufacturing and industrial capacity. The residential suburb was an important manifestation of this transitional era. Created in response to societal changes occurring across the nation, the suburb achieved a widespread popularity that would last well into

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   E   Page   6  

---

the 20th century. The rise of the middle class was a direct result of the industrialization of America, and its members acquired unprecedented economic, social and political power. The expansion of the middle class brought about a residential construction boom that transformed the country's built environment. Responding to this trend, designers and builders introduced new architectural forms. In the real estate business new methods of financing were introduced, marketing techniques became more sophisticated, and speculative practices were transformed.

One of the most critical factors in the early history of the American suburb was the advent of the real estate developer. In contrast to the piecemeal approach typical of earlier urban expansion efforts, the development of relatively large areas as a single project characterized the ventures of these individuals. Typically, developers acquired a tract of land, divided it into lots and blocks, provided for the construction of streets, and promoted sales. Advertisements portrayed these developments as healthful residential areas that combined the best of both an urban and rural lifestyle. Readily accessible means of transportation such as streetcar lines, amenities such as parks, open spaces and lakes, and services such as postal delivery, indoor plumbing, electricity and street lighting were employed to attract potential buyers. Although the developer's role did not necessarily end with the selling of a lot, it generally did not extend to the construction of speculative housing. Nevertheless, some developers offered assistance in arranging financing and actual construction of residences.

Domestic building types of the late 19th and early 20th centuries were distinct from those of previous eras and were consistent with the philosophy of suburbs--modern houses designed for the modern family in a modern residential setting. Vernacular forms indicative of specific geographic areas or ethnic groups were supplanted by architectural styles and forms which gained national favor. Popular architectural forms characterized late 19th-century architecture in Texas, as simple vernacular house types such as the L-plan dwelling were transformed by the applique of elaborate jigsaw trim and detailing. The popularity of these Victorian-era residences was displaced in the 20th century by the bungalow, which became the dominant middle-class house form in Hyde Park and throughout the United States in the years following World War I.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   E   Page   7  

---

The popularity of new house forms such as the bungalow reflected desires among the middle class to be modern and progressive. Concerns that domestic buildings should be designed to be more responsive to new lifestyles and spatial relationships were also satisfied by the new forms. New ideas and philosophies regarding residential architectural forms reached wide audiences via the popular press. The widespread availability of pattern books and mail-order house plans during the late 19th century and the advent of mass-circulated magazines such as The Ladies Home Journal and Better Homes and Gardens in the early 20th century helped disseminate these ideas. Indeed, complete houses and component parts were available by mail after the turn of the century from concerns like the Alladin Homes and Sears, Roebuck and Co. With distribution facilitated by the vast rail network, new house forms including the bungalow achieved widespread popularity through such sources.

Rarely were these residences designed by an architect for a specific client. Instead, architectural firms mass-produced plans and specifications, thus contributing to the proliferation of forms such as the bungalow throughout the nation. Companies such as Ye Planry, a firm active in Texas and California in the early decades of the 20th century, offered a myriad of bungalow-inspired houses. The firm's promotional brochures offered:

. . . A Place to Get Building Plans. Ye Planry rapidly gained a reputation for creating original and attractive designs for homes . . . [and was] the first to introduce Stock Plans, and issued the first Bungalow Book ever published and have [sic] continually increased its stock of plans, keeping pace with the demand of modern home builders, and always a little ahead with new creations and conveniences. Ye Planry have moved their entire Plan Business to Texas and will in the future make head-quarters at Dallas, where we will supply Modern Building Plans to home builders throughout the country. (Ye Planry 1914)

Obviously such trends led to increased homogeneity in domestic architectural forms and designs. At the local level, however, builders often freely interpreted these forms by utilizing the skills of individual craftsmen, thereby producing an almost endless variety of similarly styled houses. This practice is evident in Hyde Park, where many houses display detailing that distinguishes them from dwellings of similar form,

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   E   Page   8  

---

and sometimes identifies them as a product of a particular contractor, builder or craftsman.

Expansion of the national railroad infrastructure contributed to America's late 19th- and early 20th-century construction boom by facilitating the transportation of prefabricated materials. Initially available during the Victorian era, prefabricated materials achieved widespread acceptance and use in the 20th century. An illustration in The American Bungalow depicts a collection of preassembled bungalow trim at the mill ready for shipment (Lancaster 1986:195). Through mail-order catalogs, firms such as Sears, Roebuck and Co. sold kits that provided the building supplies, plans and specifications necessary to construct a house. The firm shipped materials across the United States.

Population growth, railroad transportation, and ready availability of building plans and materials are factors that played supportive roles in the establishment of suburbs in Austin. Although most local historians regard Hyde Park as Austin's first suburb, other documentary evidence suggests that at least one other suburban development was attempted before Hyde Park's founding in 1891. Following construction of an iron bridge over the Colorado River in 1884, Fairview Park was established about 1886 east of Congress Avenue in South Austin. An advertisement published on June 23, 1889, in Austin's Daily Statesman, proclaimed it a "beautiful and rapidly growing suburb of Austin." The advertisement also stated that "buildings will be erected for purchasers and carried on long time at low rate of interest," thus revealing the unusual role its developers played in the construction and financing of homes. Charles A. Newning and George P. Warner were listed as the agents, although Newning is believed to have been the prime force behind Fairview Park's establishment.

Newning was a native of New Jersey who came to Austin in 1878. According to a biographical sketch in Types of Successful Men, he purchased about 200 acres near the south bank of the Colorado River in 1886 that was described as "worthless" property. A year later, Newning cleared the property for development, taking advantage of the land's natural contours and topographical features in platting the new suburb. By 1890 several dwellings including the Mather-Kirkland House (1889, NR 1978) had been erected in the area, leading one observer to note that "the dwellers of Fairview Park are a separate [sic]

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   9  

community, though citizens of Austin, and enjoy all the advantages without any of the inconveniences of the city proper" (Daniel 1890:620). This statement outlines an important concept behind the suburban movement and could well be used today by a modern developer.

Adjoining Fairview Park to the east, Travis Heights is often compared to Hyde Park. Both developments have a high percentage of bungalows and are distinguished by broad thoroughfares. In contrast however, Travis Heights was established by the Citizens Loan and Improvement Co. in 1913, more than 20 years after Hyde Park's founding.

Fairview Park represents a transition in urban development. Although perceived as a unified development, it lacked the planned approach to the provision of infrastructure and services that produced Hyde Park's cohesive design qualities. The new suburban form was heralded in Austin on January 3, 1891. By filing a plat map delineating the boundaries for the city's newest residential addition, Hyde Park, the Missouri, Kansas and Texas Land and Town Co. signified its entry into Austin's real estate market.

Due east of the State Lunatic Asylum, the land on which Hyde Park was to develop originally had been part of a 369-acre survey patented to Thomas Gray on April 20, 1840. By 1850, the tract had been conveyed to Joseph Lee who homesteaded the property and subsequently sold 206.25 acres to a group of investors from Travis and Guadalupe counties in 1872 ([Travis County] Deed Record C:540; E:127; Y:38, 602). The partnership conveyed 85 acres of the property to the Capital State Fair Association on June 2, 1885 (Deed Record 65:64). The Association erected exhibit buildings, livestock pens, judges' stands, two racetracks and a 300-foot grandstand with a seating capacity of 3,500. With the onset of financial problems, however, the fair closed and the property was reconveyed to Edward Christian, one of the original investors in Lee's Homestead Tract (Deed Record 65:64; 93:281; Barkley 1963:320-321; Pecan Press April 1981).

Having bought out Christian's widow and partners (Deed Record 93:281, 282, 284; 96:62), L. Fellman sold the property in 1890 to William B. Clarke, Victor B. Buck and George Rockwell of Kansas City, Missouri, and A. W. Terrell of Travis County (Deed Record 96:106). The 206.25-acre tract sold on May 13, 1890, for \$70,000 to Monroe Martin Shipe of Abilene, Kansas (Deed Record

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   E   Page   10  

---

93:456; 96:114; 98:168; 99:71). Shipe and his wife, Adele, conveyed the 206.25-acre Lee Homestead to the Missouri, Kansas and Texas Land and Town Co. on December 8, 1890, in consideration of the sum of \$180,000 (Deed Record 97:157). A month later the company filed the Hyde Park Addition with the Travis County Clerk.

An early promotional map of Hyde Park reveals Shipe's layout of the new neighborhood. Drawn by noted map maker Augustus Koch, who prepared "bird's eye" maps of many Texas cities including Austin, Cuero and Victoria, it depicts a grid pattern of tree-lined streets. The west side of the development was dominated by a large park in the area bounded by present-day Guadalupe, West 38th, Avenue D and West 43rd streets. A "Railway Car Barn" for the Austin Rapid Transit Railway Co., the city's streetcar line, was shown near the southwest corner of Avenue D and Third (now 40th) Street. Two separate man-made bodies of water are labeled Gem Lake and Crystal Fountain. Frequently mentioned among the amenities Hyde Park offered, the lakes were drained in the mid-1890s to provide additional land for residential use as part of the effort to develop Hyde Park Addition No. 2.

The individual primarily responsible for the founding and development of Hyde Park was Monroe Martin Shipe (1847-1924), president and founder of the Missouri, Kansas and Texas Land and Town Co. Born at Paris, Ohio, in 1847, Shipe graduated from Ohio's Canton Academy and subsequently joined his brother in a business venture that took him throughout the United States. Shipe lived briefly in Florida to manage an orange grove, but eventually he became a prominent civic and business leader in Abilene, Kansas. Active in the development of new sections of that city, he built and operated Abilene's Street Railway system in 1887. The collapse of Abilene's boom economy the following year ruined the careers of many of its businessmen, including Shipe. He moved to Austin in 1889 (American Historical Society Vol.48 1931:233; Dickinson County Historical Society n.d., 1-3), quickly becoming an important civic leader. His influential efforts to encourage growth included early efforts to pass bonds providing for the construction of a dam and power plant on the Colorado River to produce electricity for the city. Shipe also proposed installation of electric streetcar and street lighting systems. An advocate of the commission form of local government, he ran unsuccessfully for mayor in 1895.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   11  

Critical to Hyde Park's development, electric streetcars attained considerable success throughout the nation during the late 19th century as a new mode of transportation. Establishment of a streetcar system, along with improvement of streets and installation of water and sewer systems, were perceived as progressive municipal improvements. Attempts to convert Austin's existing mule-car line (established in 1874) into an electric streetcar system began in the late 1880s. These efforts failed, however, setting the stage for Shipe's involvement. In 1890 he obtained exclusive franchise rights to operate an electric streetcar system from the city council, much to the chagrin of other local businessmen. Shipe subsequently secured financial backing that required no capital outlay on his part, with the proviso that the project be completed and operational within ten months. At 4:00 p.m. on February 26, 1891, reportedly one hour and 44 minutes before the deadline, Austin's first electric streetcar rolled along the Austin Rapid Transit Railway's tracks on Congress Avenue (Jackson 1954:238).

Installation of the streetcar system afforded considerable financial opportunities on which local businessmen capitalized. Shipe's control of the system enabled him to extend the line north from the city, building tracks along the Old Georgetown Road (now Guadalupe Street). Near the entrance to the State Insane Asylum (now the Austin State Hospital) at 40th Street, the tracks turned east into the new development and made a loop along 40th Street, Avenue G, 43rd Street and Avenue B.

This service was essential to Hyde Park's development as it linked the new subdivision with the rest of Austin. Indeed, streetcar systems were a major factor in the advent and success of suburbs throughout the nation. They solved a fundamental problem of suburban development by providing cheap and reliable transportation between the new and relatively isolated residential areas. Soon after completion of the line to Hyde Park in 1891, Shipe resigned his position as president of the Austin Rapid Transit Railway Co. and devoted his energies to promoting the new development. (Austin History Center Biographical Files: Monroe Martin Shipe). He constructed his own residence (NR 1983) in Hyde Park the following year, and was actively involved with the neighborhood until his death in 1924.

The original intent of Shipe and the Missouri, Kansas and Texas Land and Town Co. appears to have been the development of an affluent suburb with large, majestic residences. Local

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   12  

newspaper advertisements in 1892 touted Hyde Park as "the Pride of Austin" and encouraged people to invest there as "its property will always command a good price because it will be the fashionable part of the wealthiest and most aristocratic city in the land." Moreover, the location of noted sculptress Elisabet Ney's residence and studio (1892; NR 1972) in the northeast section was expected to "make that part of Hyde Park especially attractive to the scholar and lover of art" (Austin History Center Biographical Files: Monroe Martin Shipe). The first houses built in Hyde Park, such as the Oliphant-Walker House (see individual nomination), were stylistically pretentious examples of late 19th-century domestic architecture that fulfilled these promotional promises. Construction of these residences, however, appears to have been part of a larger plan conceived by Hyde Park's developers, rather than simply the result of successful advertising efforts.

Provisions made by some land transactions stipulated predetermined values for houses to be built in Hyde Park within a few months of the property's purchase. For example, the original deed for the Smith-Marcuse-Lowry House at 3913 Avenue C states that:

"one of the conditions of the sale is that the said George S. Smith [Grantee] will cause to be erected a residence of value not less than \$1500 on the above lots and adjoining 2 lots to the north; said residence to be commenced on or before September 1st, 1894 and be completed within the year 1894." (Deed Records 119:630)

The bulk of property sold during Hyde Park's initial phase of development was sold in close proximity to Third (now 40th) Street and included similar provisions. Not coincidentally, this thoroughfare carried the streetcar line which extended into Hyde Park. Thus, the original development scheme could have called for the construction of architecturally significant houses along the most visible route into the suburb, creating a strong and positive impression on potential buyers and setting the tone for subsequent construction. Shipe may have encouraged construction of large houses during initial development efforts in order to drive up the relative value of all property in the area. After all, Shipe and the Missouri, Kansas and Texas Land and Town Co. had much to gain if land values increased. At least one longtime resident believes that Shipe reserved the southern end of Hyde Park, the area south of 40th Street and east of Speedway that

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   13  

included his own residence (1892; NR 1983), for more affluent individuals (Moffat 1975). Replatted in 1922, this area was renamed the Shadow Lawn Addition.

Despite these early promotions, however, sales and marketing strategies changed considerably within eight years of Hyde Park's opening. After the turn of the century, it was no longer advertised as an area for the city's elite; instead, it was portrayed as a development for the working and middle classes. A 1904 advertisement in a local newspaper informed potential buyers that:

Now is your opportunity. Our prices and terms should appeal to every man or woman of modest income. Price of lots range from \$50 to \$150 each; 10 cents a day, or \$3 per month will pay for a lot. Think of it. The price of two beers each day will pay for a lot. Invest a part of your earnings each month. It will help you to save your money. This is good advice for the average man or woman who works for wages. (Austin History Center Subject Files: Hyde Park)

Documentary information suggests that economic uncertainties, including the Panic of 1893, affected the salability of lots in the development. In response, Shipe apparently shifted his market strategy to appeal to an expanding middle class. The prominent park of the original plan was replatted as Hyde Park Addition No. 2 in 1892 for development as residential lots. Contrary to earlier assertions that Hyde Park would be "the most aristocratic" area of Austin, Hyde Park's architectural character shifted after 1895, as smaller, more modest frame houses came to typify the neighborhood. An advertisement late in the decade cited that ". . . [Hyde Park] was not developed in a boom, but commenced in the hardest times the world ever knew" (Austin Daily Statesman May 7, 1899). Clearly, the new middle class audience was meant to infer that the development owed its durability to solid foundations which would admirably suit their needs.

## III. PHYSICAL DEVELOPMENT OF HYDE PARK

City of Austin tax abstracts (city lot registers) reveal important patterns in Hyde Park's early development. In 1892, the first year information on Hyde Park appears in these tax

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   E   Page   14  

records, the Missouri, Kansas and Texas Land and Town Co. owned approximately 95 percent of property within the subdivision. The remaining 5 percent (comprising 59 lots) was purchased by 16 individuals, all but two of whom acquired corner lots. These properties were scattered throughout the addition, without a discernible pattern of development. Property values varied greatly. Unimproved lots owned by the Missouri, Kansas and Texas Land and Town Co. had an assessed value that averaged \$15 per lot. Property owned by private individuals ranged from values of \$200 (lots 29-32, Block 21, owned by a M. Cox) to \$1500 (lots 14-16, Block 33, owned by Miranda McRae).

Tax records indicate considerable real estate activity subsequently occurred in Hyde Park. In four years sales saw an increase exceeding 400 percent, with 259 lots sold by 1896. Corner lots still represented the majority of lots sold, although some infill development had taken place. Assessed values of \$1600 indicated substantial houses had been built on land owned by Tom MacRae (lots 10-12, Block 33), Elisabet Ney (all of Block 2) and F.T. Ramsey (lots 29-32, Block 8). Concentrations of high-value lots occurred along Avenue F and near 40th Street, in proximity to the streetcar line. This pattern supports the claim that Shipe targeted prominent and highly visible areas for more affluent development. Values of remaining properties ranged from \$100 to \$400, indicating that more modest houses were also being built, especially in the western portions of the development. Despite increased sales, however, about 75 percent of the lots were still controlled by the development company.

Tax rolls reveal that only about 40 percent of the property in the addition had been sold by 1904. Depressed property values occurred throughout in Hyde Park, as the assessment of Elisabet Ney's land in Block 2 suggests. It decreased from \$1,600 in 1896 to \$1,275 in 1904, representing about a 25 percent decline. Holdings of the Missouri, Kansas and Texas Land Co. (reorganized in the preceding year) lost an average of 50 percent of their 1896 value of \$10 per lot. Noticeable increases in assessed value of lots owned by private individuals suggests nevertheless that new houses were being built throughout the suburb. Clearly, Hyde Park was beginning to develop an identity of its own after the turn of the century.

Evidence of subsequent development may be ascertained from city directories, Sanborn fire insurance maps and mechanics liens, as well as from an analysis of the architectural



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   E   Page   15  

character, styles and forms of extant structures. The following table identifies all streets that extend through Hyde Park and the number of addresses listed in city directories for selected years.

RESIDENCES LISTED IN CITY DIRECTORIES BY YEAR

Street	1905	1909	1916	1924	1935
Avenue A	3	11	24	38	56
Avenue B	13	25	36	53	63
Avenue C	18	15	30	46	6
Avenue D	7	12	28	47	70
Speedway	17	19	27	55	76
Avenue F	21	27	30	42	50
Avenue G	18	12	20	32	48
Avenue H	5	8	11	20	37
Duval	0	0	9	12	25
40th St.	8	4	8	N/A	9
41st St.	1	3	9	N/A	19
42nd St.	0	0	0	N/A	6
43rd St.	3	5	7	N/A	24
44th St.	1	1	1	N/A	6
45th St.	0	0	0	N/A	7

Although the table has many biases (an early house, for example, may have been replaced with a new dwelling) and does not indicate the concentration of houses within specific blocks, it reveals broad patterns in the development of Hyde Park and suggests periods of more intense residential construction. In most cases the number of street addresses more than doubled between 1916 and 1935. Avenue F, however, had a large number of addresses in 1905 with the result that its rate of increase in later years was significantly smaller than the rest of Hyde Park. These totals also suggest that the addition experienced fairly steady growth throughout the first decades of this century, with the greatest building boom occurring between 1924 and 1935.

Sanborn maps also document of Hyde Park's physical character and density of development, providing a "snapshot" of its history. Moreover, they confirm Hyde Park's evolution as a semi-independent community within Austin with its own school, park, stores and churches. A comparison of Sanborn maps drafted

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   16  

in 1921 and 1935 demonstrates that Hyde Park's most intense development occurred during this period. Maps completed in 1921 reveal that the southeast section (below 39th Street) of Hyde Park, listed as Shadow Lawn, to be completely unimproved save for the Shipe House at 3816 Avenue G. The rest of Hyde Park included a high concentration of 1-story, detached, single-family dwellings. The vast majority were of frame construction; however, one house had brick-veneered walls, two others had brick load-bearing walls, and another was of stone construction. Although much of Hyde Park was developed, numerous lots, and in some cases entire blocks, lacked improvements. The east side of the 4100-4200 blocks of Avenues B, the 4200 blocks of both Avenue C and Avenue G, and the east side of the 4200-4300 blocks of Avenue H, for instance, were without any improvements.

Although Hyde Park was primarily residential in 1921, services were housed in buildings scattered throughout the neighborhood. Several 1-story, frame, buildings housed commercial enterprises, including the Avenue B Grocery at 4403 Avenue B and a commercial row on the east side of the 4100 block of Guadalupe. Four churches served local Baptist, Presbyterian, Christian and Methodist congregations.

Sanborn maps of 1935 document the intense development that occurred after 1921. Most lots had been improved with houses of frame construction, although seven brick-veneered residences were concentrated in the Shadow Lawn section. More commercial buildings lined the east side of the 4000-4100 blocks of Guadalupe Street and many wood-frame buildings were refaced with stone or brick. In addition, five "tourist camps" were built in Hyde Park along Guadalupe Street, which still served as Austin's primary northbound highway. Each featured two narrow buildings divided into small 1-room units that faced an open courtyard or parking lot. Other important physical landmarks indicated on the 1935 maps included the fire station at East 43rd Street and Speedway, the North Austin (later renamed Shipe) Park with its two swimming pools, and a small cluster of commercial buildings at the northwest corner of East 43rd and Duval streets.

Mechanics liens on file at the Travis County Courthouse also document Hyde Park's development, particularly during the 1920s and 1930s. These legal records identify the type of work to be completed (i.e., new construction or remodeling), the location of the property by legal description, the date of construction, and the contractor and property owner involved. While the increase

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   17  

should not be taken at face value, entries from the 1920s and 1930s far outnumber those for previous years. Methods of financing residential construction were in transition at that time as home owners began to abandon the practice of paying cash for a house. The resultant proliferation of mechanics liens provides invaluable insight into the development of Hyde Park by documenting periods of intense development. They also assist in identifying individuals and firms who helped determine Hyde Park's architectural character. The most active builders in Hyde Park, for example, were Calcasieu Lumber Co., Nalle Lumber Co., Brydson Brothers Lumber Co., Kuntz and Sternenberg Lumber Co., Ed Mallet, Wilhelm Dieter, A. H. Edburg, R. A. Spiller and Son, Simon Gillis, Richard Rosene, and William Voss, Sr.

This list, in many ways, is a who's who of local builders and lumber yards of late 19th- and early 20th-century Austin. Calcasieu Lumber Co., which built many houses in Hyde Park, was founded in 1883 by William and Carl Drake and named for a parish in Louisiana known for its high-grade lumber. The firm is still active today, although it has moved from its original downtown location. The Nalle Lumber Co., established by Joseph Nalle in 1871, arguably grew to be the city's largest building supplier during the late 1800s and early 1900s.

Although large lumber companies built many Hyde Park houses, many more were constructed by independent contractors, several of whom resided in the neighborhood. Ed Mallet, who lived at 4008 Avenue C, built houses at 4215 Avenue A, 4012 and 4204 Avenue B, 4115 Avenue H, and 4107 and 4115 Speedway. Other neighborhood contractors identified in city directories and mechanics liens include A. H. Edburg who lived at 4109 Avenue C, W. O. Gustafson at 200 E. 43rd and John F. Meier at 4318 Avenue C.

While more remains to be learned about the designs of houses built in Hyde Park, the vast majority probably were erected from plans appearing in pattern books or other publications used by builders and buyers alike. This trend occurred throughout the nation and reached a zenith in the 1920s and 1930s, when most of Hyde Park's houses were built. Standard designs may have been modified to suit the needs of and tastes of new home owners.

During the 1920s and 1930s, Hyde Park became fully developed. Continued expansion of the neighborhood subsequently was hampered by a number of events. In response to the increased mobility afforded by the availability of automobiles, city

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number   E   Page   18  

administrators conducted a massive campaign in the 1930s to improve the local transportation network by paving streets and building bridges. As a consequence, newer subdivisions were developed further from the city's downtown core. The streetcar system that provided the underpinning of the development subsequently was dismantled in 1941. As a result, numerous Hyde Park residents left the neighborhood and it had begun to deteriorate by the 1960s. Rapid expansion of the student population at the University of Texas in that decade exacerbated the situation, as Hyde Park's proximity to the university made it an attractive area for students. Suburban flight increased the number of rental properties and afforded greater opportunities for developers to build apartment complexes to meet student housing needs. Apartment buildings replaced many historic houses in the area, most notably along Speedway.

Hyde Park was "rediscovered" during the 1970s and its unique character, history and architecture were enhanced by an infusion of new residents. Many houses subsequently have been rehabilitated, thus restoring much of Hyde Park's dignity and historic character. Residents organized a neighborhood association in 1975 to promote sympathetic development, and their efforts to preserve the unique character of the area have been largely successful.

## IV. A PROFILE OF HYDE PARK'S INHABITANTS

Throughout its history, Hyde Park hosted a number of very talented and influential residents. Several, such as sculptress Elisabet Ney (304 E. 44th, NR 1972), woodcarver Peter Mansbendel (3824 Avenue F) and historian Charles Ramsdell (4002 Avenue H), enjoyed regional reputations in their respective fields. The majority of its residents, however, have been members of the middle class whose expanding ranks represent an important trend in modern American history.

Early advertisements indicated Austin's elite were targeted by Monroe Martin Shipe and the Missouri, Kansas and Texas Land and Town Co. as prospective residents for the neighborhood. Noted sculptress Elisabet Ney was among the first to buy property in Hyde Park and her 1892 studio/residence was heavily promoted as confirmation that Hyde Park was attractive to Austin's most talented and prestigious citizens.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number   E   Page   19  

---

Shipe achieved moderate success in establishing a prestigious neighborhood during the early 1890s. Though largely undeveloped, Hyde Park counted several successful professionals among its residents. C.H. Page, a local contractor for the construction of the State Capitol, is noted in the 1893-94 city directory as having built one of the city's largest and most expensive new residences. Construction cost for the 2-story brick house was estimated at \$2,000, a substantial amount at the time. Shipe's own residence at 3816 Avenue G likewise is cited as one of Austin's finest new dwellings. Nurseryman Frank T. Ramsey (4212 Avenue B), retired photographer William J. Oliphant (3900 Avenue C), and businessman Frank M. Covert (3912 Avenue G) also built prominent residences in the neighborhood during the decade.

By the late 1890s and early 1900s, however, the tone of Hyde Park's advertisements began to change. No longer was it promoted as an affluent residential area; instead, the suburb was described as an ideal place for the "working man or woman" to invest his or her earnings by purchasing a lot and building a residence. The key phrase in these promotions became affordability. Property could be acquired for the same price as "two beers a day" and a variety of financing schemes were advertised. In response, a new socioeconomic group began to move to the area.

To relieve concerns that these prices were too reasonable and would attract "undesirable" residents, the developers cautioned in an 1898 advertisement that "the lots in Hyde Park are not the cheapest in point of price, but they are the best value offered in the city (Austin History Center: Hyde Park Subdivision File). Deed restrictions prohibited the sale of alcohol as a way to maintain the integrity and character of the development. Despite such precautions, one deed reportedly did not include this provision (supposedly an oversight by one of Shipe's agents) and a saloon was built on West 40th Street. Shipe worked closely with the newly formed Hyde Park Presbyterian Church to provide worship space in close to proximity to the saloon, thereby forcing it's closure under local ordinances.

Early advertisements promoted Hyde Park as an area "exclusively for white people," and residents have remained largely Caucasian throughout its history. Only one or two black residents are noted in any given year by city directories and no

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   E   Page   20  

---

evidence suggests that blacks owned any property in the area prior to World War II.

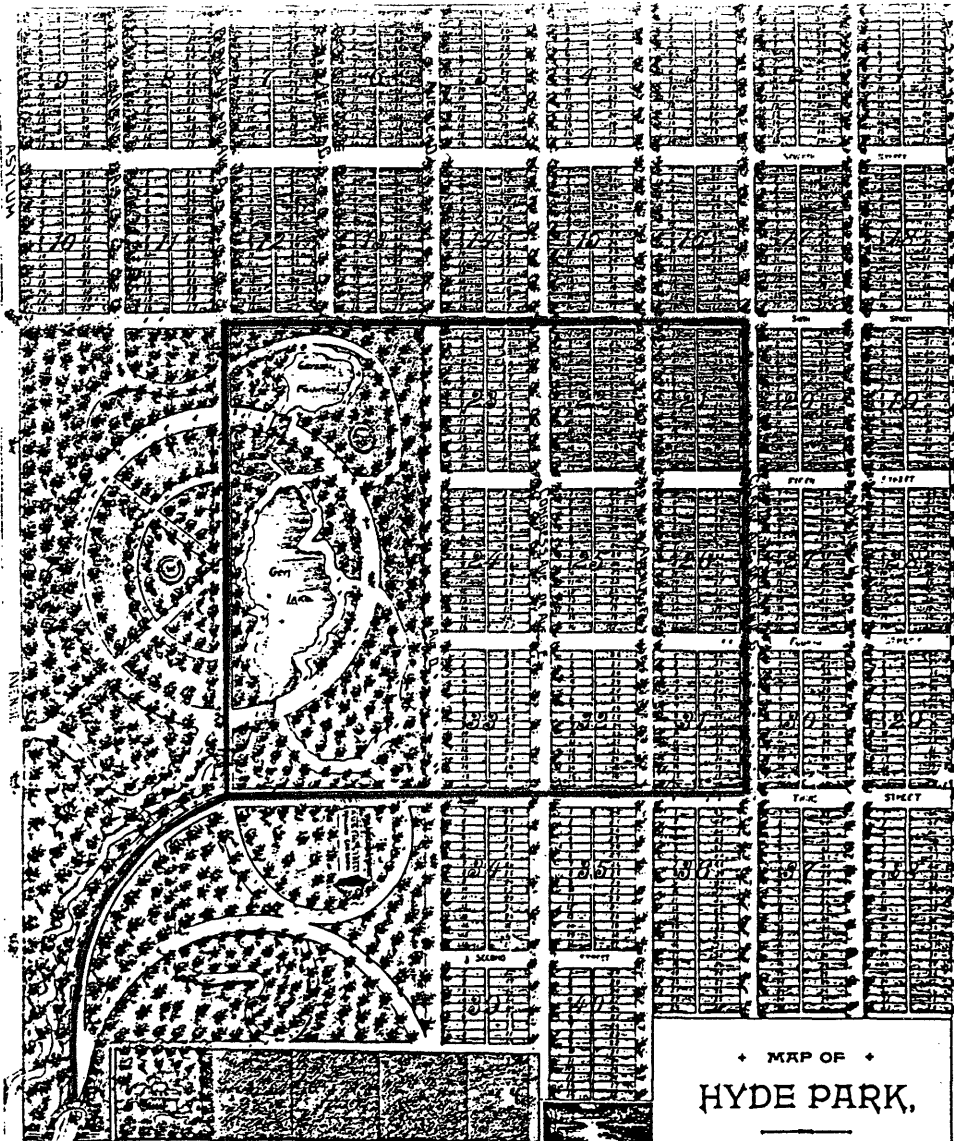
A review of city directories published prior to World War II shows that Hyde Park was populated primarily by members of the middle class. Unlike the earliest residents who typically were successful professionals, most subsequent inhabitants were clerks, salesmen or skilled laborers (carpenters, painters, etc.). Houses on Avenues A and B were occupied by laborers or attendants at the nearby State Hospital. Despite Hyde Park's location near the University of Texas, relatively few students or instructors lived in the area. Several state and federal employees lived in Hyde Park, however, providing evidence of the extent to which government influenced Austin's development.

Until the middle of this century, Hyde Park remained a relatively stable neighborhood. City directories reveal that most houses were occupied by owners, although some were used for rental purposes. Increased student enrollment at the University of Texas in the 1960s and 1970s brought many students to the area, depressing the percentage of owner-occupied residences. The "rebirth" of the neighborhood in the 1970s and 1980s, however, restored many houses to their original function. As a result, Hyde Park is once again a vital urban neighborhood.

United States Department of the Interior  
National Park Service

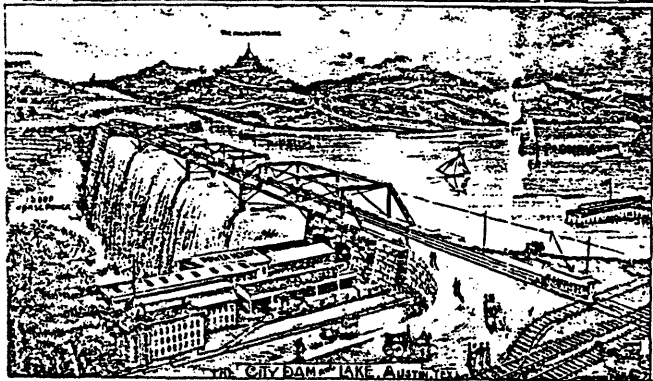
National Register of Historic Places  
Continuation Sheet

Section number  E  Page  21



(44th St.)  
 (43rd St.)  
 (42nd St.)  
 (41st St.)  
 (40th St.)

Red indicates proposed streetcar line that, as built, extended west along 40th Street to connect with Guadalupe Street. Courtesy of Austin History Center.



MAP OF  
**HYDE PARK,**  
 HYDE PARK ADDITION,  
 AUSTIN, TEXAS.

THE Austin dam, when completed, will be the greatest artificial water power in the United States. The beautiful lake formed by the dam will be thirty-four miles long and of varying width, bounded on either bank by scenery equal to the grandest views along the Hudson.

Hyde Park, lying in the southern part of the city, is one of Austin's greatest attractions. Nature and the Rapid Transit Railway Co. have combined to make it a popular pleasure resort, as well as the best business portion of the city.

For information regarding water power, address the  
 The Banks of Texas

For particulars about Austin, address  
 The Austin Rapid Transit Ry. Co.

[1891]

---

**G. Summary of Identification and Evaluation Methods**

---

Discuss the methods used in developing the multiple property listing.

See text which begins with Continuation Sheet G-1 for a summary of the identification and evaluation methods used in developing this multiple property listing.

See continuation sheet

---

**H. Major Bibliographical References**

---

See text which begins with Continuation Sheet H-1 for complete listing of the major bibliographical references used in developing this multiple property listing.

See continuation sheet

Primary location of additional documentation:

- State historic preservation office  
 Other State agency  
 Federal agency

- Local government  
 University  
 Other

Specify repository: Texas Historical Commission, Austin, Texas

---

**I. Form Prepared By**

---

name/title Martha Doty Freeman/David Moore (with assistance from Bruce D. Jensen, THC)  
organization RioGroup/Hardy-Heck-Moore date July, 1988; June, 1990  
street & number 1711 S. Congress/2112 Rio Grande telephone 512/440-8751; 478-8014  
city or town Austin state Texas zip code 78704/78705



---

**F. Associated Property Types**

---

I. **Name of Property Type** See text which begins with Continuation Sheet F-1 for a full discussion of each property type.

II. **Description**

See text which begins with Continuation Sheet F-1 for full descriptions of each property type.

III. **Significance**

See text which begins with Continuation Sheet F-1 for full statements of significance for each property type.

IV. **Registration Requirements**

See text which begins with Continuation Sheet F-1 for full discussions of registration requirements.

See continuation sheet

---

See continuation sheet for additional property types

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 1

---

OUTLINE OF ASSOCIATED PROPERTY TYPES:

1. RESIDENTIAL PROPERTIES
    - a. Victorian-era House Subtype
    - b. Bungalow Subtype
    - c. Tudor Revival House Subtype
    - d. Other 20th-century House Subtype
  2. NONRESIDENTIAL PROPERTIES
  3. HISTORIC DISTRICTS
- 

1. RESIDENTIAL PROPERTIES

Description

Domestic structures are the dominant property type in Hyde Park, a neighborhood which has maintained a strong residential character throughout its history. Indeed, the impetus and founding of Hyde Park was based upon the idea of providing Austinites a clean and safe environment in which to live. Detached, single-family dwellings prevail, although a few duplexes and apartments such as the Lindamood Duplex at 104 E. 38th Street were erected by 1938. Since then, however, new residential construction projects in the neighborhood have focused on multi-family buildings.

Because most historic fabric in Hyde Park developed after 1891 and was in place by 1935, a wide variety of architectural styles is evident. The diversity of resources reflects stylistic trends popular in Austin during the late 19th and early 20th centuries, with the most common stylistic influences drawn from the design idioms of the Queen Anne, Bungalow, and Tudor Revival styles. Other dwellings exhibit detailing associated with the Classical Revival, Prairie School, Colonial Revival styles. The preponderance of houses exhibiting various stylistic influences justifies the creation of supplementary subtype categories (based upon style or detailing) within the broader property type of RESIDENTIAL Properties.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number F Page 2

## a. Victorian-era House Subtype

Architectural preferences in Texas and much of the rest of the nation during the late 19th and very early 20th centuries were eclectic. A myriad of styles and ornamentation became popular and the resulting stylistic mayhem gave rise to the construction of houses with exuberant detailing. As a consequence, architectural historians struggle to sort out the various styles, trends and patterns prevalent at that time.

A major influence on late 19th-century domestic architecture was the introduction and wide-spread use of prefabricated, machine-made materials such as framing lumber, turned-wood porch trim, jigsawn brackets and bargeboards, shingles, and roof cresting. The popularity of these architectural elements was but one of innumerable manifestations of the Industrial Revolution which brought many changes to American society, culture and life. Builders, contractors and architects were afforded seemingly endless possibilities in house design and ornamentation. Dimension-cut lumber facilitated building houses cheaply and in great numbers, while precut and assembled trim and details provided an affordable alternative to hand-crafted items. This trend reflected the growing importance of the middle class, as intricate architectural elements that were previously the privilege of the affluent became more widely available.

The Queen Anne style exerted its greatest influence on local builders in the late 19th century. Numerous examples of houses with detailing drawn from this stylistic vocabulary can be found throughout Hyde Park and other older sections of Austin. McAlester and McAlester note that Queen Anne-style dwellings were built throughout the nation from 1880 to 1910, an era that includes the founding and initial development of Hyde Park. They identify principal subtypes by differences in overall shape and form, as well as by distinctive patterns of decorative detailing (McAlester and McAlester 1986:263).

While some Hyde Park examples of Queen Anne-style dwellings are more "high-style" than others, all share common features and characteristics that distinguish them from other dwellings of the late 19th century. Distinctive asymmetrical form, massing and plan are foremost among the differences. These features became possible with the advent of new construction techniques, such as balloon framing and wire nails, that enabled builders to break away from traditional box-like forms dictated by heavy timber

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number F Page 3

---

framing. Queen Anne-style dwellings that utilized masonry construction still featured the asymmetrical elevation and plan characteristic of the style and reflective of the preference for organic forms over symmetry that prevailed during the Victorian era.

Another important characteristic of the Queen Anne style is its strong vertical emphasis, an effect achieved by the use of steeply pitched roofs, tall and narrow window and door openings, and, in many cases, corner towers. Most Queen Anne residences in Hyde Park feature complex roofscapes comprised of hipped and gable forms. The dwelling at 4212 Avenue F is a good example. Some houses, such as that at 4412 Avenue B, have less complex roof systems that feature steeply pitched cross- or front-gabled roofs. Regardless of type, however, the roofs are an important and distinguishing feature. Windows often have 2/2 sashes with upright muntins that subtly reinforce verticality. Corner towers often stand adjacent to but apart from the main roof system and have bellcast, pyramidal or conical roofs. More often than not, they mark the highest point of a structure. An example can be seen at 3913 Avenue C.

Porch type and detailing provided another opportunity for builders and designers to use Queen Anne ornamentation. In contrast to the overall vertical lines presented in the main body of the houses, porches on Queen Anne structures tend to be linear, with delicate and intricate wood trim. Porches are 1 or 2 stories in height and often extend across the entire front and wrap around to one or both side elevations. Small gabled projections frequently mark front entrances. Turned-wood porch columns are typical and often have classically inspired detailing and proportions. Other porch trim includes turned-wood balustrade as well as jigsaw brackets and spindlework friezes.

Queen Anne houses in Hyde Park typically exhibit a variety of exterior finishes, incorporating different and contrasting materials on a single structure. Frame dwellings have horizontal wood siding (usually weatherboard) which covers the main body of the house. Many 2-story houses have pent roofs with wood shingles that delineate floor levels of the interior. Those with brick load-bearing walls have stone trim around window and door openings. Ornate detailing is frequently seen in the gable ends where decorative wood-shingle siding, jigsaw or gouged bargeboards, and Palladian window arrangements are common. Chimneys typically display exceptional craftsmanship and are

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 4

---

almost always constructed of brick rather than stone. Rising prominently above the complex roof system, they are usually placed on exterior walls of a side elevation, although some interior chimneys exhibit ornate masonry work strongly associated with the Queen Anne style.

Another subcategory of Victorian-era houses includes vernacular dwellings that exhibit some elements of the Queen Anne style but are more subdued in detailing than their "high-styled" counterparts. Dubbed "Folk Victorian" by McAlester and McAlester (1986:308-317), these structures were built across the nation from the 1870s to the 1910s and were constructed in the Hyde Park area in the 1890s and early 1900s. These dwellings are the most common house type of late 19th-century Texas and are seen in countless variations throughout the state. In essence, they are vernacular structures in plan and form with stylistic allusions supplied by an applique of ornamentation. This commonplace late-19th century practice grew out of the nationwide availability of precut and prefabricated trim (or machinery to produce trim locally) facilitated by railroad shipment. Builders simply applied fashionable ornamental detailing to houses of traditional form.

Folk Victorian dwellings in Hyde Park typically are 1-story structures of frame construction. Floor plans of these dwellings are less complex than those of Queen Anne houses and usually reflect derivations of the letter "L." In plan, these dwellings generally retain the form of the center-passage vernacular tradition, adding a forward-projecting wing. Projecting front wings often have cut-away corners with brackets and pendants which are associated with the Queen Anne style bay windows. This configuration allows for placement of a multi-bay porch across the recessed section of the facade. Two types of roof systems typically cap these compositions. The earliest and most common features a side-gabled roof that covers the main body of the structure intersected by a front-facing gable over the projecting wing. The other typical roof system features front- and, in some cases, side-facing gables that extend from a dominant hipped or pyramidal roof.

As with Queen Anne houses, porches on Folk Victorian residences include ornate detailing, such as turned-wood columns, jigsaw brackets and balusters, and spindlework friezes. All porches originally had wooden flooring, usually with tongue-and-groove boards, but in Hyde Park these sometimes have been

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number F Page 5

---

replaced with concrete slabs. The primary entrance is set within the porch, near the juncture of the front wing and the main body of the house. A secondary doorway is occasionally placed on the inner side of the front wing, within the covered porch area.

Hyde Park's Victorian-era houses often had outbuildings which, as sometimes specified in mechanics liens, functioned as shelter for livestock or poultry. A few of these buildings have survived and are important in their own right. Although simple in design and lacking the ornamentation seen on houses, they nonetheless convey a sense of the past and should be considered integral components of the physical character of historic properties. More often, Victorian-era houses in Hyde Park have automobile garages built many years after the dwelling was originally constructed. Small relative to the size of the residence, they were built during the period of significance and sometimes are considered contributing structures. A smaller number of Victorian houses have 2-story garage/apartments which were built in the 1920s and 1930s. These typically have bungalow details, such as exposed rafter ends and triangular knee braces. They are almost always detached from the main house and, because of their size and architectural significance, can be regarded as separate and distinct structures.

**b. Bungalow Subtype**

Without question, the most common house-type in the Hyde Park neighborhood is the bungalow. Popular across the nation from the 1910s through the 1930s, these dwellings often are associated with early efforts in suburban development. In contrast to houses of the preceding Victorian era, bungalows feature open plans in which rooms flow into one another, generally without the interjection of halls or passages. Additionally, bungalow exteriors feature strong horizontal emphasis with low-pitched roofs, wide overhangs, broad window and door openings, and expansive porches. Detailing is more subdued than the intricate and complex ornamentation of Victorian architecture. As one might expect, the first residences in Hyde Park generally are more carefully crafted than later versions. While later versions retain elements distinctive of the style, they generally exhibit simplified details that represent distillations of the highly crafted and expensive detailing seen on earlier bungalows.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number F Page 6

Bungalows, therefore, include a wide variety of types and forms, while sharing a number of common features, such as exposed rafter ends on the eaves and triangular knee braces in the gable ends. The porch is a dominant component in the structure's exterior composition and is a key to identifying bungalows. Porch bays have long, broad spans, usually with battered box columns at each end. While some columns extend to the porch floor, most are short and rest on stucco or masonry piers that rise above the level of the porch floor. Stoops often incorporate the front steps and low platforms to mark the primary entrance. The front door opens onto the porch and usually faces the street. Bungalows frequently have a secondary entrance within the recessed wall of the front porch and set at a 90-degree angle to the main doorway. Window and door detailing exhibits elements reflective of the Arts and Crafts or Prairie traditions. Windows are double hung and frequently grouped by twos or threes. Upper sashes often exhibit geometric designs or patterns in the glazing, typically a series of vertical muntins and beveled glass; similar motifs are common in screen treatments. Early examples of the style sometimes feature noteworthy window configurations, including large, squared, central window flanked by smaller double-hung windows and capped by a fixed transom. Detailing on front doors can vary greatly, but the most common type found in Hyde Park exhibits a series of vertical lights above a horizontal bar with dentil-like supports.

Like most pre-World War II houses, bungalows rest on pier-and-beam foundations. A feature closely associated with this particular style is the tapered skirt wall used to cloak the foundation. Skirt walls exhibit wood siding that often is much broader than that used on the main body of the house. This practice, along with the sloped angle of the wall, makes the base appear to serve a structurally supportive role. and visually refers to the battered stone foundations of prototypical bungalow designs such as the house at 4110 Speedway.

One method of distinguishing major subgroups of bungalows is by roof type, and McAlester and McAlester (1986:454) have identified four principal subcategories: front-gabled, side-gabled, cross-gabled and hipped roofs. Front-gabled bungalows are the most common in Hyde Park and, as their name connotes, have a single front-facing gabled roof that covers the entire house. The majority have a secondary offset gable that projects slightly from the main body of the structure and marks a partially inset front porch. Side-gabled bungalows also feature

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number     F     Page     7    

single gable roofs, but the slopes face the front and rear elevations with gable ends on the side. Porches on earlier versions of this subgroup are completely inset, while more recent ones have small porticoes at the main entrance. Cross-gabled bungalows have a front-facing gable and another gable that intersects at a right angle. Often, this second gable faces the street, incorporating the porch and providing a more horizontal emphasis. Hipped-roof dwellings, the fourth kind of bungalow, are less common and, in sharp contrast to other subcategories, have steeply pitched hipped roofs and symmetrical facades. They usually have inset front porches that extend across the front and have squared or Doric columns, which suggest an influence of the Classical or Colonial Revival styles.

Because Hyde Park's bungalows were built in the automobile era, most have frame garages that stand to one side of the property behind the house. The majority of these ancillary structures are modestly detailed with board-and-batten walls. Another outbuilding commonly associated with bungalows is the 2-story garage/apartment which is seen most often on properties that occupy corner lots. These structures typically feature square or rectangular plans with access to living space above the garage provided by exterior stairs. Ornamentation is generally simple and focused at the eaves of pyramidal or gable roofs in the form of exposed rafter ends and triangular knee braces. Detached from the main house, garage/apartments stand as independent structures, often with their own street addresses. Mechanics liens indicate they usually were built a few years after the main residences were erected.

## c. Tudor Revival House Subtype

A less common residential architectural style found in the Hyde Park neighborhood is the Tudor Revival. With roots in 16th- and 17th-century England, the style was introduced to Hyde Park during the 20th century. Unlike the Queen Anne and Bungalow styles which were new forms reflecting innovative architectural ideals, the Tudor Revival represented a reactionary movement in design that relied heavily on historical precedent in detailing and form. Still, these houses incorporated new methods of construction as well as the modern conveniences afforded builders of the period. In Hyde Park, the style was prevalent in the 1920s and 1930s.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 8

---

While tending to share the open plan form of the Bungalow style, Tudor Revival houses exhibit characteristics that distinguish them from other stylistically influenced dwellings in the neighborhood. In contrast to Queen Anne dwellings and bungalows, which almost always have exterior wood siding, most Tudor Revival houses in the neighborhood feature frame construction with brick or stucco exterior finishes. A small number of the houses, however, have horizontal wood siding. Random stone or clinkerbricks are sometimes used decoratively.

Steeply pitched gabled roofs are another distinctive feature of the style and most examples in the neighborhood have cross- or side-gabled roofs. The gable ends often have decorative half-timbering of varying designs with stucco "infill" between the woodwork. Porches are less common than on other pre-World War II architectural forms in Hyde Park. Facades are asymmetrical and usually feature a large, front-facing gable in combination with a smaller gabled entry. Round-arched door openings are common in Hyde Park, although other Austin examples feature Tudor-arched doorways. Prominent architectural elements of these compositions, chimneys are usually a conspicuous component of the facade. They typically display noteworthy detailing and craftsmanship, such as elaborate chimney pots or patterned brickwork within recessed round-arched panels.

Tudor Revival houses were built during the automobile era and, as a consequence, usually have detached garages. In a few instances, these structures display architectural ornamentation that is comparable to the main house; more often they have detailing that is merely suggestive of the Tudor Revival style. They are sometimes counted as Contributing resources.

#### d. Other Early 20th-century House Subtype

Although residential properties in Hyde Park generally fall into the above three subtypes, examples of other stylistic influences from the early 20th century exist in the neighborhood. Both historical and ahistorical stylistic influences are found in Hyde Park houses that feature detailing from the design idioms of the Prairie School, Colonial Revival, and Spanish Colonial Revival Styles.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number F Page 9

Commonly found in early 20th-century residential neighborhoods, the American Foursquare is defined by its simple square or rectangular plan. Examples of this subtype typically consist of 2-story frame dwellings, although 1-story examples occasionally are found. Characterized by an overall horizontality of composition, the houses are usually fronted by full-width porches with large square piers that visually tie the composition to the ground. Low-pitched hipped roofs with broad overhanging eaves that emphasize the square proportions often cap these buildings. Fenestration typically consists of double-hung wood sash that are sometimes arranged in groups or bands. The vernacular form lent itself to the design influences of the Prairie School. Originated in Chicago by a group of architects and builders strongly influenced by Frank Lloyd Wright, the Prairie School style found a mass audience through pattern books and popular magazines. Most examples of the style date to the period 1905-15. Although fairly rare in Hyde Park, examples of vernacular variants of the American Foursquare include houses at 3902 Avenue C (see the Peake-O'Connell House) and 4014 Avenue D.

Based on historicist interpretations of the architectural traditions of European countries or their colonies in America, revival styles of the early 20th century also influenced buildings in Hyde Park. Although Tudor Revival is the most common revival style in Hyde Park, influences drawn from the design idioms of the Classical Revival, Colonial Revival, and Spanish Colonial Revival styles also may be found in the neighborhood.

Classical Revival dwellings in Hyde Park tend to be modest 1-story compositions with symmetrically arranged facades, although a few 2-story examples also exist. Classical detailing, commonly taking the form of columns or pilasters, is focused on porches that either extend across the full width of or are inset into the primary facade. Columns in the Doric or Tuscan style predominate, although Corinthian examples may be seen. Fenestration generally consists of double-hung wood sash with simple architraves. Single door entries customarily are topped by transoms and occasionally are flanked by sidelights. Hipped roofs, often with a large central dormer, are a recurrent feature of the style. Moderately overhanging boxed eaves coupled with wide, simple frieze bands are prevalent design motifs. While the style has its roots in the revival of interest in classical models spurred by the 1893 World's Columbian Exposition, most examples in Hyde Park date to the first two decades of the 20th

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   F   Page   10  

---

century. The Walter H. Badger House at 4112 Speedway is a strong example of the 2-story form, while the house at 4310 Avenue D represents the more typical 1-story version.

Closely related to the Classical Revival, the Colonial Revival style grew out of renewed interest in the early English and Dutch houses built along the Atlantic seaboard during the Colonial period. Late 19th-century architects interpreted these prototypes freely and the resultant designs achieved widespread dissemination in books and periodicals. As a result, plans for Colonial Revival house were widely available in the 20th century from diverse sources such as lumberyards and mail-order catalogs. Dating between 1915 and 1935, houses reflecting this stylistic influence in Hyde Park tend to feature detailing drawn from the Dutch Colonial Revival style. Side gambrel roofs with shed dormers are the style's most distinctive motif. Customarily 2-story frame constructions, these houses usually feature full-width porches inset under the main roof. Facades are symmetrically composed and commonly focused on a central entry. Characteristic fenestration consists of double-hung wood sash that is often grouped by twos or threes. The house at 4305 Avenue D is a modest example of this form.

Turning to the region's heritage, Texas architects often appropriated the design idioms of Spanish Colonial architecture in designing revival style houses. Stucco wall finishes, tile roofing, arched motifs, and the occasional curvilinear parapet are recurrent features of houses built in this style. Generally 1-story constructions, they usually feature asymmetrical plans surmounted by gable roofs. Later versions often feature flat parapeted roofs in combination with shed roofs clad in tile that cover the primary entrance. Additional stylistic detailing may be focused on doors and windows, taking the form of pilasters, patterned tile work, or ornamental grillework. Exterior terraces or patios are commonly incorporated into the composition, with low walls providing a sense of enclosure. Other recurrent details include tiled chimney pots, tile vents, and arched garden entries. Dating to the 1920s and 1930s, examples in Hyde Park include the duplex at 4405 Avenue H, a typical 1930s interpretation of the style.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number F Page 11

---

Significance

Residential properties are the most prominent property type in Hyde Park, with single-family dwellings comprising about 95 percent of the neighborhood's built environment. These structures reflect the success with which Hyde Park was promoted as an ideal yet affordable place to live.

Most lots within the neighborhood were improved between the late 1890s and 1935. Houses built during that period reflect the architectural tastes, trends and patterns that prevailed in Austin. Bungalows are the most common house type, followed by examples of the stylistic influences of the Queen Anne and Tudor Revival styles. Although examples of other stylistic and vernacular influences occur infrequently in the neighborhood, they nevertheless contribute to the richness of historic fabric that characterizes the area.

While not the first "modern" house form to achieve nationwide success, bungalows were the most successful of the popular house types. These houses, the way they were constructed, and the development of an organized home-building industry reshaped American thoughts and ideas regarding residential construction. Consequently, vernacular forms began to be replaced in the early 20th century by more homogenous, popular architectural forms. Examples in varying shapes and designs are found in most cities in the nation.

The widespread popularity of the bungalow is significant as an important trend in architectural history that coincided with the growing significance of the middle class. Its popularity stemmed from an adaptability to different climates, settings and materials. Intimate, cozy interior spaces and unpretentious well-crafted exterior massing and detailing also contributed to the style's success. As Texas was transformed from a largely rural society to an urban one with a diversified economic base, the affordability of these houses held great appeal for a rapidly expanding middle class. Members of this socio-economic group were the greatest audience for this house type in Hyde Park.

Residential properties in Hyde Park also achieve significance through their strong association with early suburban efforts in Austin. Although such developments are commonplace today, Hyde Park is indicative of the radical shift in urban expansion efforts that occurred in Austin in the early 20th

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 12

---

century. Rather than growing slowly, the neighborhood developed most intensively during between about 1910 and 1935. As a result of this relatively brief period of construction, dwellings built in Hyde Park share similarities of scale, materials and setting.

Analysis of styles and dates of construction of domestic structures elucidates historic growth patterns within Hyde Park. The oldest houses generally are on lots in close proximity to the Austin State Hospital (formerly the State Lunatic Asylum) or in the vicinity of the former streetcar route along 40th Street. These structures reflect the developers' earliest marketing strategies to promote Hyde Park as an affluent suburb by encouraging construction of the most opulent dwellings in prominent locations. Later, as promotional emphasis shifted to a different socio-economic group, more modest dwellings were constructed in areas somewhat removed from the streetcar line.

Many of the dwellings in the Hyde Park area were the residences of individuals who were significant in the culture and development of Austin. In some cases, they were well-known and highly regarded professors at the University of Texas. Other residents were entrepreneurs who owned and operated business establishments that were important locally. Hyde Park also attracted artists and artisans, such as Elizabeth Ney and Peter Mansbendel, who maintained studios and/or residences in the area. Thus, structures within Hyde Park have strong associations with individuals who were important in the past in addition to their architectural significance.

## Registration Requirements

Individual residential properties can be considered for nomination to the National Register if they are at least 50 years old and retain a significant amount of their architectural integrity. They should be recognizable to their period of significance that, in most cases, dates to the time of construction or an association with historically significant persons or patterns of events. To be listed in the National Register, a residential structure must meet at least one of the four Criteria for Evaluation.

Most of Hyde Park's historic dwellings are nominated under Criterion C as noteworthy examples of architectural styles or methods of construction. Physical integrity is a key element in

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number F Page 13

evaluating properties, and a building's exterior detailing should appear almost exactly as it did when originally constructed, or as sympathetically altered at least 50 years ago. While it is inevitable that architectural fabric deteriorates over time, restoration, rehabilitation and reconstruction efforts should be sensitive to a dwelling's historic character and should utilize shapes, forms and materials that are compatible with original detailing. The installation of historically inappropriate elements can detract from a structure's integrity and, therefore, make it ineligible for the National Register. Common alterations, which can compromise a structure's integrity, include the replacement of wood-sash windows with modern metal-sash windows, the installation of fabricated metal porch supports and/or a concrete porch floor, or the application of vinyl, asbestos or aluminum siding over original wood siding. The removal of architecturally significant details can also compromise a dwelling's historic integrity and is seen most dramatically on some Victorian-era houses and bungalows in Hyde Park.

Properties being nominated under criteria A and B are those with strong historical associations, including direct links with important trends and events in our past and associations with individuals who are historically significant. It is important to establish the relative significance of these historical factors and how they are associated with nominated properties. For example, a structure should not be listed simply because it was the residence of a member of Austin's business community. A strong argument must be made to describe the businessperson's accomplishments and how they contributed to the patterns of local history. Also, such a property must be strongly related to an individual's contributions and the period of activity. The dwelling need not be a particularly noteworthy examples of an architectural style but must retain its integrity and be recognizable to its Period of Significance.

## 2. NONRESIDENTIAL PROPERTIES

Although Hyde Park is predominately residential in character with an overwhelming percentage of single-family dwellings, the area also contains several nonresidential properties that played a supportive and significant role in its history and development. The inclusion of this property type allows for the nomination of churches, commercial buildings, schools, structures, landscape

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 14

---

elements and public spaces. Because the category is broadly defined, structures in this grouping do not necessarily have to be an example of a specific architectural style or type. Although several buildings being proposed for nomination are vernacular structures with little distinguishing detail, a lack of ornamentation does not necessarily preclude architectural significance.

The largest subgroup within this property type is comprised of buildings used for commercial purposes, such as stores, restaurants, garages, service stations and motor courts, that are found along Hyde Park's busiest thoroughfares. Of the diverse types of establishments to operate out of these buildings, retail stores are the most common. Regardless of use, however, all are one story in height and are generally of masonry construction or of frame construction clad in wood or brick veneer. The majority have common bond brick walls; some have been painted in recent years. Stuccoed finishes are also seen but may not be original to particular structures. Frame buildings typically have weatherboard siding, but other kinds of horizontal wood siding are sometimes used. A Hyde Park commercial buildings generally exhibits an unpretentious appearance with modest detailing. Designs are simpler and smaller in scale than characteristic of commercial buildings concentrated in Austin's downtown district.

Although variations are present in Hyde Park, certain characteristics are common to most commercial buildings. Rectangular plans are typical, as such a configuration allows sufficient exposure to the street and ample space in which to store merchandise. A 3-bay facade is common and usually consists of a central doorway flanked by large display windows. Fixed display windows originally provided natural light to the interior and displayed goods to passersby. An exterior canopy is often suspended above the windows and doors to protect customers as they enter the building or examine displayed merchandise. Transoms above the canopy provide a source of diffused light to the interior and generally conform to openings on the lower level. As is true for most historic commercial buildings, visually interesting details are displayed in the parapet, although those in Hyde Park are low-keyed and subdued. A stepped parapet with rows of stretcher or heading courses atop the brick masonry walls is a common sight in the neighborhood. Interior spaces are open and rectangularly shaped. High ceilings and skylights are common. Typical recent changes include the

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number     F     Page     15    

---

covering of windows and transoms as buildings have been converted for use as offices.

Tourist camps are another subgroup of Nonresidential Properties in Hyde Park with specialized functions. Built as early as 1929 in Austin, they were intended for use as temporary shelters for automobile travelers. Along with service stations, they reflect the growing importance of the automobile in American society and in Austin's development during the 1920s and 1930s. Their design and layout were implemented with the automobile in mind and grew out of experiments by municipal governments to attract and safely house tourists in their communities. Most early municipal efforts were built near downtown districts, with an eye toward drawing travelers' business to downtown stores. By the late 1920s, however, most municipalities dissolved their camps and entrepreneurs were setting up more permanent structures to provide sanitary overnight accommodations. Tourist camps in Austin began to appear after 1929 along the major transportation corridors to San Antonio, Dallas, and Houston. In Hyde Park, they were concentrated along Guadalupe Street, the major artery linking Austin with cities to the north and natural recreation areas to the west.

Most complexes were small, compact, and offered simple accommodations. Early examples typically included a small cluster of at least four detached cottages aligned along a road in an L shape. Later examples generally were larger (about 20 units) and consisted of attached units arranged in a U or C configuration on deep narrow lots in urban settings. Generally built without the involvement of an architect, they nevertheless reflected stylistic influences popular during the 1920s and 1930s. Diminutive gable-front bungalows, Tudor-style cottages, and stuccoed units with Spanish Colonial Revival influences were the most common. Other popular historical motifs included wigwams and log cabins.

A typical Tourist Camp in Austin is a 1-story frame structure with wood siding and/or some exterior masonry veneer. Organized around a large open courtyard, a series of small 1-room units provided temporary shelter for travelers and their automobiles. Small one-car shelters often provide a buffer between rooms, affording limited protection for the vehicles and privacy for occupants. The Tourist Camp usually was built with an embellished facade to attract the attention of motorists passing through the area.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number F Page 16

---

Still another subgroup of Nonresidential Properties includes Service Stations which are found in limited numbers on Guadalupe Street. They are one of the most distinctive types of structures in the suburb and are characteristically 1-story masonry buildings with a small office, a repair area and a drive-through area from which gasoline is sold.

Churches are another common group of Nonresidential Properties and represent spiritual and architectural focal points to local residents. The neighborhood hosts one of the city's largest religious institutions, Hyde Park Baptist Church, but the institution's present facilities do not meet the requirements for National Register listing. Although four other ecclesiastical buildings are in the suburb, only the Hyde Park Presbyterian Church is nominated individually. Additionally, one church building is classified as a Contributing property of the proposed Hyde Park Historic District. The remaining facilities either historically functioned as residential structures and have suffered severe alterations, or are of modern (post-1938) construction. These resources are listed as Noncontributing elements of the proposed historic district.

Hyde Park's two historic (pre-1938) church buildings are vernacular structures with rectangular plans. Each has a steeply pitched, gabled roof and some type of vestibule or foyer on the front. Neither has a steeple, commonly associated with ecclesiastical architecture, although each exhibits a projecting entry bay reminiscent of a tower. While detailing is modest, the buildings are virtually unaltered and retain their historic integrity and character.

Infrastructure properties that facilitate the delivery of services to the neighborhood are another type of Nonresidential Property. Among these are the Moonlight Towers (NR 1976), precursors to modern-day street lights. 20 of the 31 original towers survive in the city, including one in Hyde Park at the corner of Speedway and 41st Street. These engineering structures provide night lighting for residents in Hyde Park and other older sections of the city. Bridges also belong to this subtype as engineering structures that facilitated the construction of new streets throughout the area. Several small drainages and creeks extend through the neighborhood, thereby necessitating bridges as a means of completing the local transportation network. Extant examples cross Waller Creek in the northeastern region of Hyde

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 17

---

Park, characterized by a concrete support system, with concrete and/or metal railings above the street grade.

### Significance

Nonresidential Properties are an important component in Hyde Park's built environment and complement the prevalent domestic architectural character. This property type includes the churches and commercial buildings that played important roles in the everyday lives of local residents and enabled Hyde Park to function as a semi-independent community within the city of Austin. Institutions and enterprises that operated out of these buildings were focal points in the area and were attended, supported or patronized by citizens who lived nearby.

Unlike historic dwellings in the area, Hyde Park's Nonresidential Properties typically do not exhibit features and detailing that are classifiable by architectural style or type. If a building remains virtually unaltered and appears to be a well-preserved example of a specific kind of structure (a commercial building, for example), it can represent a locally important illustration of a property that was integral to the functioning of Hyde Park as a relatively self-sufficient suburban development.

### Registration Requirements

To be eligible for the National Register, an individual Nonresidential Property must be at least 50 years old and retain sufficient structural and/or architectural integrity to evoke its date of construction or period of significance. A commercial building should maintain its historic facade and/or fenestration, as well as its exterior finish. Superficial and easily reversible changes, such as the covering of transoms or the addition or removal of signs, are less important than major remodelings or additions that can severely alter a building's historic character. Physical changes completed more than 50 years ago may be important as evidence of the architectural evolution of a building over time. An example might be a frame building constructed in the 1910s but altered in the 1930s with the application of brick veneer. If essentially unchanged since that time, such an alteration may not necessarily be intrusive to the structure's integrity and could be regarded as an architecturally significant feature.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 18

---

Nonresidential Properties can be eligible for the National Register under either Criteria A or C of the Criteria for Evaluation. As examples buildings and structures found rarely within the confines of Hyde Park, Nonresidential Properties can possess architectural significance if they retain the most important physical features of their historic integrity. Historically, these buildings represent early efforts to fabricate a residential development that is a socially and economically independent enclave within a larger community.

### 3. HISTORIC DISTRICTS

#### Description

This property type includes cohesive groupings of historic structures within the confines of Hyde Park and can be comprised of residential and/or nonresidential properties. Historic districts must convey a strong sense of the past, usually to a specific period, and the structures within them have to be closely linked in architectural design or history. Although properties within a district may be individually significant, they attain even greater importance when grouped together and considered as a single entity. Modern buildings, i.e., those less than 50 years old (or currently, which predate 1941), inevitably are found in historic districts but should be limited in numbers and have a minimal impact on the area's overall historic character and ambience.

Several factors are critical in defining and establishing historic districts, but nothing is more vital than analyzing the predominant physical features of an area and its structures. Typically, historic districts include significant concentrations of buildings that are of a similar type, age, use and style. Since Hyde Park contains a large number of domestic buildings and their associated outbuildings, residential historic districts are most likely to be found. The majority of these structures were built between 1891 and 1935 when most lots in Hyde Park were developed. Bungalows, in varying shapes and forms, represent the dominant architectural style. Victorian and, to a lesser extent, Tudor Revival houses are also common, along with many vernacular interpretations of these more formal styles. Most of the domestic structures are 1- and 2-story frame dwellings. Outbuildings that were built before 1941 and display architectural features seen on houses within the district can be

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 19

---

considered as Contributing properties if they are free-standing and detached from the main house and maintain their integrity.

In contrast to Hyde Park's prevailing residential character, the east side of Guadalupe Street, between 40th and 45th streets, has a high concentration of pre-1941 commercial buildings. These generally are 1 story in height and exhibit a modest level of ornamentation. Integrity is an important consideration when evaluating the potential for historic district designation for this area; unfortunately, most of these buildings have suffered severe alterations over the years. See Registration Requirements for a more complete discussion of this issue.

Though style and use are important, other physical features to be considered include the scale, siting and orientation of historic properties, as well as landscaping efforts. These often overlooked elements can work together to invoke or enhance a feeling of a specific time or place. The physical layout of the blocks and lots in Hyde Park contributes to the historic setting and feeling of the area. The grid street pattern allowed for long blocks, with rectangular lots oriented toward north-south streets. As properties developed, most buildings faced onto these streets, thus contributing to a visual cohesiveness within each block. The typical streetscape in Hyde Park features a row of bungalows uniformly sited on a street lined with regularly spaced pecan trees. While this may not reflect deliberate planning efforts, the resultant visual cohesion suggests a composition that conveys its historicity more readily than a series of individual buildings.

Scale, siting and landscaping are essential elements in creating neighborhood identity. Other less physical factors, such as historical associations, are also important and can play a critical role in establishing a historic district. Though some structures in a historic district are of dissimilar property types, they sometimes can be considered as positive elements in a district and can contribute to the area's overall historical character. They must, however, be closely linked with Hyde Park's development and have played an important role in the lives of its residents. For example, a 1-story frame commercial building in a block of almost identical bungalows may at first glance appear to be noncontributing element in physical terms (its detailing, use, form and siting are different), but its existence was dependent entirely upon the predominantly residential character of the area. Its patrons lived in nearby

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number F Page 20

houses, and the store, therefore, was a vital and contributing element in the local history. Moreover, it provided an important service which helped Hyde Park function as an early suburban development, thus solidifying its historical associations with the many residential properties in the area. Its continued operation in an era of vast supermarkets and modern convenience stores gives such a historic structure even greater significance. A similar argument can apply to historic churches whose buildings contrast to the dwellings in the area but whose congregations once were comprised almost exclusively of Hyde Park residents. Historic churches and stores in the area share similarities of scale, not evidenced by the neighborhood's modern churches and stores, with nearby historic residences.

Significance

Although they include properties that may be individually eligible for the National Register, historic districts provide a more complete cross-section of the local history and help determine the broad themes and influences that contributed to Hyde Park's overall growth and development. They facilitate a better understanding of how the area functioned as a whole and identify the contributions of persons significant in its history. An analysis of architectural styles within a district can show developmental patterns and also reveal to what degree designers, builders and contractors conformed to or diverged from prevailing tastes in architecture. Historic districts provide tangible links to the past and, because they generally include a multi-block area, can better convey a sense of history than an individual structure.

Registration Requirements

To be eligible for National Register designation, a historic district must be a well-defined area that contains a significant concentration of historic (pre-1941) buildings that retain their architectural integrity. At least 50 percent of all buildings in the district should be classified as Contributing, a designation which requires that a structure still possess enough of its original fabric to be recognizable to its period of significance. The structure does not necessarily have to be unaltered but should have its most important engineering and/or architectural details and materials. The property types, Residential

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number F Page 21

---

Properties and Nonresidential Properties, included in this submission, identify architectural forms of each and describe their distinguishing features.

Contributing Residential Properties should retain their original exterior sheathing and porch trim and materials. The application of asbestos, vinyl, aluminum or any other synthetic siding over the original exterior walls is regarded as insensitive to a dwelling's historic character and proper maintenance, and therefore disqualifies the building for listing as a Contributing property. The replacement of wooden porch floors and supports likewise compromises historic integrity, as porches usually display significant amounts of distinguishing architectural detailing on residential structures. One of the more common alterations is the installation of fabricated metal porch supports. Since the tapered box columns of bungalows are an extremely important visual element of this style, such a change represents a severe modification to a structure's historic appearance and justifies its exclusion from the Contributing category. More superficial alterations, such as the application of nonhistoric colors or paint schemes or the installation of a metal roof, are less severe compromises of the structure's historic integrity and do not, by themselves, warrant rejection of the building as a Contributing element.

Associated historic outbuildings can also be considered as Contributing elements if they display architectural detailing that is in keeping with the overall district. They must also be separate structures, substantial in size and scale and independent of the main house. Such outbuildings may include 2-story garage/apartments that have an address distinct from the primary dwelling, or they may be 1-story garages that incorporate stylistic elements similar to those exhibited on the main house.

Noncontributing Properties have not achieved 50 years of age or detract from a district's historic character. Such properties must comprise fewer than 50 percent of all buildings in a district. This category includes historic buildings and their ancillary structures that have lost their integrity through severe exterior alterations, as discussed above, or have been relocated to a new site within the last 50 years. Post-1941 structures comprise the other major grouping within the Noncontributing category; most of these display physical characteristics that have little in common with the prevailing historic character in the area.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number     F     Page   22  

---

Finally, a historic district must have boundaries that are logically determined and can be defended on aesthetic and/or historical grounds. Gerrymandering to bypass Noncontributing properties and to ensure compliance with the requirement that 50 percent of the buildings be listed as Contributing cannot be encouraged. Instead, the boundaries must be regularly shaped and whenever possible follow block lines.

While these arguments deal primarily with residential historic districts, the area along Guadalupe Street eventually could be eligible as a commercial historic district. The structures in this area share a common history and building form. Despite their similarity and cohesiveness, however, they have suffered severe alterations over the years and individually and collectively have lost much of their historic character. As a result, historic district designation is not appropriate at this time. Although the potential for designation exists, a tremendous amount of restoration work would be required to justify a reconsideration of the area's eligibility.

Historic districts in Hyde Park can qualify for listing in the National Register under three of the four Criteria for Evaluation. A historic district can be evaluated under Criterion A as representative of early suburban efforts in Austin's history and thus can be indicative of what is now an ordinary trend and pattern of growth but originally was a radically new and different method of development. Historic districts also can be eligible under Criterion B because of historically significant persons who resided in the area and whose contributions are recognized locally and, in some cases, throughout the state. Also, districts can qualify under Criterion C as cohesive groupings of historic structures that retain their integrity. Many of the structures in districts possess individual architectural significance, but have greater significance when grouped together as a whole. Historic districts in Hyde Park are most likely to be nominated for their architectural merits, making Criterion C the strongest and most likely avenue for historic district designation.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   G   Page   1  

---

**G. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS**

An initial inventory of historic resources in Hyde Park and other areas in the community was compiled in 1983-84 for the City of Austin. With financial assistance from the Texas Historical Commission, the City hired Hardy-Heck-Moore, a historic preservation consulting firm, and Bell, Klein & Hoffman, architects and restoration consultants, to complete a windshield survey of the older sections of town. Sanborn maps of 1935 defined the project boundaries. Structures documented by the Sanborn maps or estimated to be at least 50 years old (taking into account that some historic properties were moved to their present location after 1935) were photographed, mapped and evaluated for preservation priority ratings. In addition, information on previously surveyed properties was integrated into the investigation. Work was initiated in November 1983 and finalized in July of the following year. Results of the survey are filed with the City of Austin and the Texas Historical Commission.

Although historical research was not within the scope of services for the windshield survey, the results of the project served as the basis for subsequent work. In December 1986, the Hyde Park Neighborhood Association contracted with Martha Doty Freeman and Hardy-Heck-Moore to evaluate the feasibility of National Register listings in an area roughly bounded by 45th, Guadalupe, 38th and Duval streets. All streets within the area were traversed to compile a comprehensive building-by-building inventory and evaluate the potential for historic district designation. Condition, approximate date of construction, extent and types of alterations, current ownership and legal description were noted for each structure.

Collection of this information afforded an opportunity to determine concentrations and the relative integrity of historic properties in the neighborhood. Buildings whose appearance had changed substantially since the earlier windshield survey were rephotographed.

The feasibility study recommended two areas for possible designation as historic districts and 21 individual properties as potentially eligible for listing in the National Register, pending more detailed analysis of Hyde Park's architectural and historical development. These recommendations were approved by



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

**National Register of Historic Places  
Continuation Sheet**

Section number   G   Page   2  

---

Jim Steely, Director of National Register Programs for the Texas Historical Commission, who accompanied the consultants on a tour of properties within the project boundaries.

In December 1987, the neighborhood association contracted with Hardy-Heck-Moore and Martha Doty Freeman to undertake the preparation of a multiple-property nomination for Hyde Park. Funding was secured by a grant from the Austin Heritage Society, private donations, and a federal matching grant-in-aid from the U.S. Department of the Interior, National Park Service administered by the Texas Historical Commission. The project was completed in July 1988.

An examination of secondary sources yielded vital background material on Hyde Park's general history and helped establish directions and parameters for subsequent research. Several themes were identified as significant research topics and were considered as possible historic contexts. Discussions between David Moore and Martha Doty Freeman, the principal investigators and preparers of the submission, resulted in a single proposed historic context. This decision provided the greatest flexibility for discussing the various influences on Hyde Park's development. It also reduced redundant descriptions of property types that applied to multiple contexts thereby streamlining the process without sacrificing quality. Moreover, the general approach facilitates an analysis of other historic suburban developments in Austin within the framework of the broader context of the city's overall history and growth. Similar nominations in the future will therefor benefit from this approach.

Information gathered to produce the historic context came from the Texas Historical Commission, the Austin History Center, the Barker Texas History Center, the Travis County Courthouse, the City Landmark Commission, and Hyde Park residents. Primary sources such as deed records, mechanics liens, city directories and Sanborn maps were examined whenever possible. Supplemental sources of information included Hyde Park Homes Tour brochures, local newspaper clippings, and archival material at the Austin History Center.

Analysis of property types is based on a close scrutiny of buildings in the neighborhood. Although the various architectural styles seen in Hyde Park initially were considered the most logical basis for defining applicable property types,

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   G   Page   3  

---

this approach was abandoned due to its inflexibility. Despite the fact that bungalows are the dominant style, they are by no means the only architectural forms present in the area. Some buildings defy classification into any stylistic category, while others are lone examples of an architectural style. As a result, property types were determined by historic use and function, namely residential and nonresidential structures. The various stylistic influences within each property type can be fully explored, and as other structures become eligible following restoration efforts, the submission form can easily be amended. Historic districts, which can include both residential and nonresidential properties, were defined as a third property type due to the dense concentrations of historic resources in the neighborhood.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   H   Page   1  

---

BIBLIOGRAPHY

- American Biography, A New Cyclopedia. New York: American Historical Society, 1931.
- Austin American. Austin History Center. Austin, Texas.
- Austin Chamber of Commerce. Austin, The Friendly City and Her Neighbors. Austin: Von Boeckmann-Jones Co., 1926.
- Austin City Directories. Austin History Center. Austin, Texas.
- Austin Daily Tribune. Austin History Center. Austin, Texas.
- Austin Souvenir. Austin, Texas: Austin Business League, 1908.
- Austin, Texas: City of the Violet Crown. Austin: E.L. Steck Co. Press, 1917.
- Austin vertical files. Austin History Center. Austin, Texas.
- Barkley, Mary Starr. History of Travis County. Waco, Texas: Texian Press, 1963.
- Bell, Klein & Hoffman. Elizabeth Ney Museum, A Preservation Analysis and Masterplan. Austin: unpublished preservation document, 1979.
- Branda, Eldon S., ed. The Handbook of Texas, A Supplement, vol. 3. Austin: Texas State Historical Association, 1976.
- City of Austin. City Council Minute Book 11, 12/6/28-04/17/30. Austin History Center. Austin, Texas.
- City of Austin. Historic Landmark Inventory Files. Austin History Center. Austin, Texas.
- City of Austin Lot Registers. Austin History Center. Austin, Texas.
- Daniell, L.E. Type of Successful Men of Texas. Austin: Eugene Von Boeckmann, Printer and Bookbinder, 1890.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number   H   Page   2  

---

Davis, Ellis A. and Edwin H. Grobe. The New Encyclopedia of Texas.  
Dallas: Texas Development Bureau, 1929.

Eckhardt, Carl J. One Hundred Faithful to the University of Texas  
at Austin. N.p., n.d.

Geiser, Samuel Wood. Horticulture and Horticulturists in Early  
Texas. Dallas: Southern Methodist University Press, 1945.

Historic Homes Tour of Hyde Park. Austin: Hyde Park Neighborhood  
Association, v.d.

Jackson, A.T. "Austin's Streetcar Era." Southwestern Historical  
Quarterly. (October 1954): 235-248.

Kanipe, Jeff. "Shipe's Dream." Austin. (November 1979): 44-46.

Lancaster, Clay. The American Bungalow, 1880-1930. New York:  
Abbeville Press, 1985.

Longstreth, Richard. The Buildings of Main Street: a guide to  
American commercial Architecture. Washington, DC: The  
Preservation Press, 1987.

Lowman, Al. Peter Mansbendel: A Swiss Woodcarver in Texas.  
San Antonio: The Institute of Texas Cultures, 1977.

McAlester, Virginia and Lee McAlester. A Field Guide to American  
Houses. New York: Knopf, 1984.

Moffat, Mrs. -----. Austin: Transcript of interview by Becky  
Lightsey, 1975. Austin History Center. Austin, Texas.

O'Connell, Edward P. Telephone interview with Martha Doty  
Freeman. Austin, Texas. July 18, 1988.

O'Connell, William P. Telephone interview with Martha Doty  
Freeman. Austin, Texas. June 27, 1988.

Pecan Press. Austin: Hyde Park Neighborhood Association, v.d.

Robinson, Willard. Texas Public Buildings of the Nineteenth  
Century. Austin: University of Texas Press, 1974.

Sanborn Map Co. Austin, Texas, Fire Insurance Maps. 1921, 1935.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number   H   Page   3  

---

Skaggs, William E., ed. Central Texas Business and Professional Directory. Austin: Centex Publications, n.d.

Strong, Julie W. "The Career of Wilhelm Dieter." Presentation to the Austin Landmark Commission, 22 June 1987.

Teas, Wendy Ann. "The Bungalows of Hyde Park." Austin: unpublished senior thesis, University of Texas, 1986.

Texas. Records of the Capitol Building Commission. Vouchers. 1887-1888. State Library and Archives. Austin, Texas.

Texas Historical Commission. National Register files. Austin, Texas.

Texas Historical Commission. State Marker Program files. Austin, Texas.

Travis County Deed Records. Office of the County Clerk. Austin, Texas.

Travis County Mechanics Liens. Office of the County Clerk. Austin, Texas.

Travis County Probate Records. Office of the County Clerk. Austin, Texas.

Webb, Walter Prescott, ed. The Handbook of Texas, 2 vols. Austin: Texas State Historical Association, 1952.

Ye Planry. Beautiful Homes. Dallas: n.p., 1914.