

Hyde Park Local Historic District

Platted in 1891 by the Missouri, Kansas and Texas Land and Town Co., Hyde Park was marketed under the direction of Monroe Martin Shipe as an affluent suburb featuring large, majestic residences. The 1891 completion of Shipe's streetcar line provided reliable transportation to downtown. Trees were planted, parkland, lakes, and a theater pavilion augmented the pastoral quality of the area, marketed as the "fashionable part of the wealthiest and most aristocratic city in the land." The first houses built in the neighborhood were stylistic examples of late 19th-century domestic architecture. Many, such as the Oliphant-Walker House at 3900 Avenue C, were built in the Queen Anne style by locally prominent citizens.

Shipe's vision of Hyde Park as a self-sufficient community led him to provide municipal services, including mail delivery, street lighting, and sanitation, as well encouraging churches, schools and stores to locate in the neighborhood. Residents had access to establishments such as the Avenue B Grocery and the Hyde Park Presbyterian Church.

Sluggish land sales prompted considerable changes in marketing strategies within 8 years of Hyde Park's founding. Shipe began portraying it as a neighborhood for the middle and working classes. In response, Hyde Park's architectural character shifted to smaller, more modest frame houses. While fairly steady growth characterized the area throughout the first part of the century, its greatest building boom occurred between 1924 and 1935. The preponderance of bungalows in the neighborhood was the result of construction during this period. Popular across the nation from the 1910s through the 1930s, bungalows, such as the Charles William Ramsdell House (Avenue H), often were associated with early efforts in suburban development.

Period of Significance: 1892-1960

Description of the District

The District is comprised of approximately 186 acres and includes 640 properties, with 480 properties determined to be contributing at the time of designation. There are a number of designated historic landmarks within the district, as well as several examples of historic infrastructure, such as the Hyde Park Fire Station and a moonlight tower. The Hyde Park Local Historic District incorporates two existing National Register Historic Districts: Hyde Park and Shadow Lawn. The district is primarily residential, although there are several churches, a historic grocery store, and other commercial structures. Queen Anne and Classical Revival styles dominate the first buildings completed towards the end of the 19th century, with transitional houses and bungalows representing construction from the 20th century. The overall blend of architectural styles reflects the transition from the Victorian Age to the 20th Century and the development of Austin.

[Map of Hyde Park Local Historic District](#)

[List of Properties](#)

[Hyde Park Local Historic District Preservation Plan and Design Standards](#)