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NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED
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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Missouri, Kansas and Texas Land Co. House

other name/site number:

2. Location

street & number: 3908 Avenue C

city/town: Austin

state: TX County: Travis

code: 453

zip code: 78751

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

HISTORIC AND ARCHITECTURAL RESOURCES OF HYDE PARK, AUSTIN, TEXAS

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. See continuation sheet.

Curtis J. J. J.
Signature of certifying official

27 June 1990
Date

Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register

 See continuation sheet.

☐ determined eligible for the

National Register

 See continuation sheet.

☐ determined not eligible for the

National Register

☐ removed from the National Register

☐ other (explain): _____

entered in the
National Register

Delores Byers 8/16/90

for
Signature of Keeper

Date of Action

6. Function or Use

Historic: Domestic Sub: single dwelling

Current: Domestic Sub: single dwelling

7. Description

Architectural Classification:

Other: vernacular

Other Description: L-plan

Materials:	foundation	wood
	walls	brick
	roof	asphalt shingles
	other	

Describe present and historic physical appearance.

 X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: c.1909

Significant Dates: c.1909

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Missouri, Kansas and Texas Land Co. (?)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

 X See continuation sheet.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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Built about 1909, the house at 3908 Avenue C is a small dwelling constructed in the L-plan vernacular form. It faces east in the middle of the 3900 block of Avenue C and is adjacent to a modern apartment building. It is one of a few virtually unaltered historic dwellings that maintain the historic residential character of the block.

Stylistic detailing on the 1 1/2-story house is focused on the 3-bay porch that extends across the recessed part of the primary (north) facade. The porch features turned balusters, square posts, and jigsaw brackets under a shed roof. A single doorway with a glass light and transom provides access to the interior. Windows are double-hung wood sashes with 1/1 lights and simply architaved surrounds. The composition is surmounted by a combination of hipped and gable roof forms, with pent roofs within the gable ends. A louvered lunette also occurs in the projecting gable end of the primary facade.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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The house at 3908 Avenue C appears to have been constructed by the Missouri, Kansas and Texas Land Co. about 1909. A good example of vernacular architectural traditions, the house features modest detailing associated with Victorian decorative traditions. While lacking the rich architectural detailing of the nearby Sears House, the MKT Land Co. House testifies to the persistent popularity of the L-plan vernacular form. As it retains a high level of its historic integrity, it is being nominated for its local architectural significance under Criterion C.

Travis County deed records indicate that the Missouri, Kansas and Texas Land and Town Co. owned the property at 3908 Avenue C until September 23, 1909, when two lots improved by a dwelling worth approximately \$900 were sold to J.B. Cotton (DR 235:417). This documentary evidence suggests that the MKT Land Co. erected the dwelling as a part of their marketing strategy to promote Hyde Park. Cotton held the property for several months before selling it to H.M. Williams (DR 244:17).

Williams owned a real estate business and worked as a shipping clerk for the nearby nursery run by F.T. Ramsey. On February 4, 1914, he sold 3908 Avenue C to Mrs. Hattie E. O'Donnell (DR 264:356). She occupied the house until her death on November 20, 1921, whereupon her daughter, Annie, received title to the property (Probate File No. 5386). The O'Donnell heirs sold the property in 1930 to Daisy T. Gilbert (DR 459:625), who held it as rental property until 1945 (DR 771:529). Owners of lots 27 through 34 in Block 9 of the Hyde Park Addition No. 2 resubdivided the eight lots in 1967. 3908 Avenue C was sold to the present owners in 1983 as Lot B of the resubdivision (DR 8318:937).

9. Major Bibliographical References

X See bibliography for associated historic context.

Previous documentation on file (NPS):

 preliminary determination of individual listing (36 CFR 67) has been requested.

 previously listed in the National Register

 previously determined eligible by the National Register

 designated a National Historic Landmark

 recorded by Historic American Buildings Survey#

 recorded by Historic American Engineering Record#

Primary Location of Additional Data:

 x State historic preservation office

 Other state agency

 Federal agency

 Local government

 University

 Other -- Specify Repository:

10. Geographical Data

Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	14	621740	3352900	B			
C				D			

Verbal Boundary Description:

Lot B of the resubdivision of Lots 27-34, Block 9,
Hyde Park Addition No. 2.

Boundary Justification:

Boundaries are those historically associated with the property.

11. Form Prepared By

Name/Title: Martha Doty Freeman - Historian

Organization: RioGroup Architects and Planners

Street & Number: 1711 S. Congress Avenue

City or Town: Austin

Date: July 1988

Telephone: 512/440-8751

State: TX Zip: 78704

Name/Title: David Moore - Historian

Organization: Hardy-Heck-Moore

Street & Number: 2112 Rio Grande

City or Town: Austin

Date: July 1988

Telephone: 512/478-8014

State: TX Zip: 78705

7/5/90

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Hyde Park MPS

Travis County, TEXAS

Date Listed

COVER

1. Bluebonnet Tourist Camp
2. Commercial Building at 4113 Guadalupe St.
3. Covert, Frank M. and Annie G., House
4. Hildreth-Flanagan-Heierman House
5. Hyde Park Historic District Substantiva Review
6. Hyde Park Presbyterian Church
7. Ledbetter, Charles P., House
8. Mansbendel, Peter and Clotilde Shipe, House
Substantiva Review
9. Missouri, Kansas and Texas Land Co. House
10. Oliphant--Walker House Substantiva Review
11. Page--Gilbert House
12. Parker, James F. and Susie R., House
13. Ramsey, F. T. and Belle, House Substantiva Review
14. Sears, Rev. Henry M. and Jennie, House
15. Shadow Lawn Historic District
16. Smith--Marcuse--Lowry House
17. Williams, W. T. and Clotilde V., House
18. McCauley, Robert H. and Edith Ethel, House
19. Robbins, Alice H., House

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Missouri, Kansas and Texas Land Co. House

MULTIPLE NAME: Hyde Park MPS

STATE & COUNTY: TEXAS, Travis

DATE RECEIVED: 7/05/90

DATE OF PENDING LIST: 7/17/90

DATE OF 16TH DAY: 8/02/90

DATE OF 45TH DAY: 8/19/90

DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90001179

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT

☐ RETURN

☐ REJECT

DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER

DISCIPLINE

DATE

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

CLASSIFICATION

____count ____resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

____historic ____current

DESCRIPTION

____architectural classification
____materials
____descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

____summary paragraph
____completeness
____clarity
____applicable criteria
____justification of areas checked
____relating significance to the resource
____context
____relationship of integrity to significance
____justification of exception
____other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

____acreage ____verbal boundary description
____UTMs ____boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

____sketch maps ____USGS maps ____photographs ____presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed

Date



MISSOURI, KANSAS & TEXAS LAND CO., HOUSE
3908 AVENUE C

AUSTIN, TRAVIS CO., TEXAS

DANIEL HARDY

MARCH 4, 1987

NEGATIVE WITH TEXAS HISTORICAL COMMISSION

CAMERA FACING NORTHWEST

9 OF 49

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500640