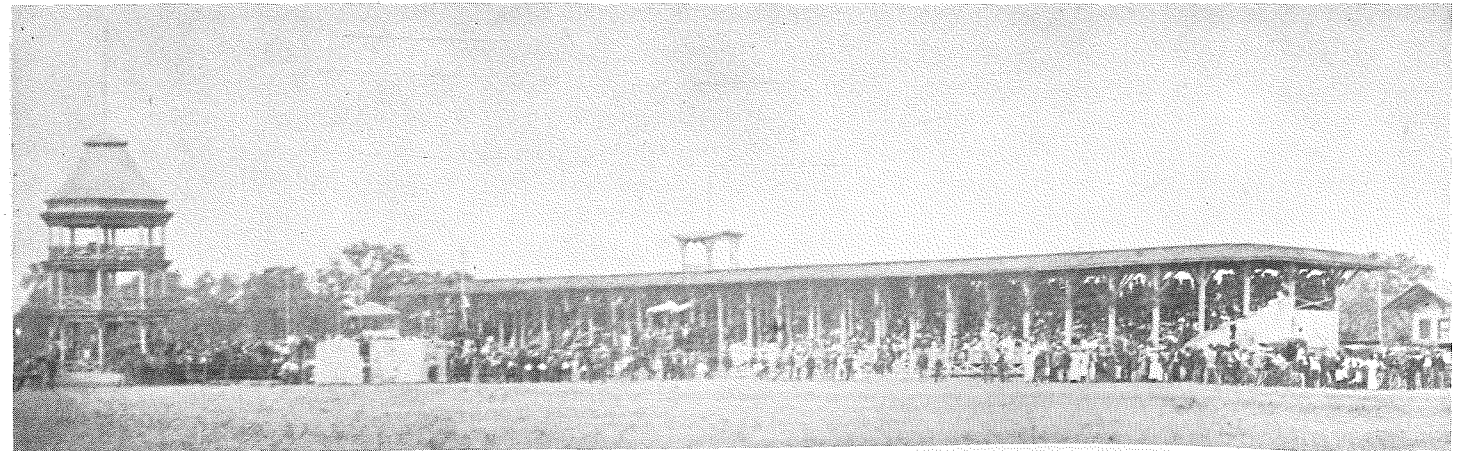
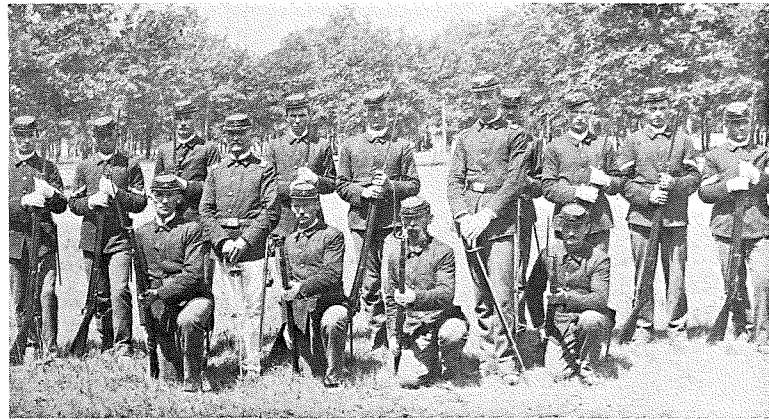
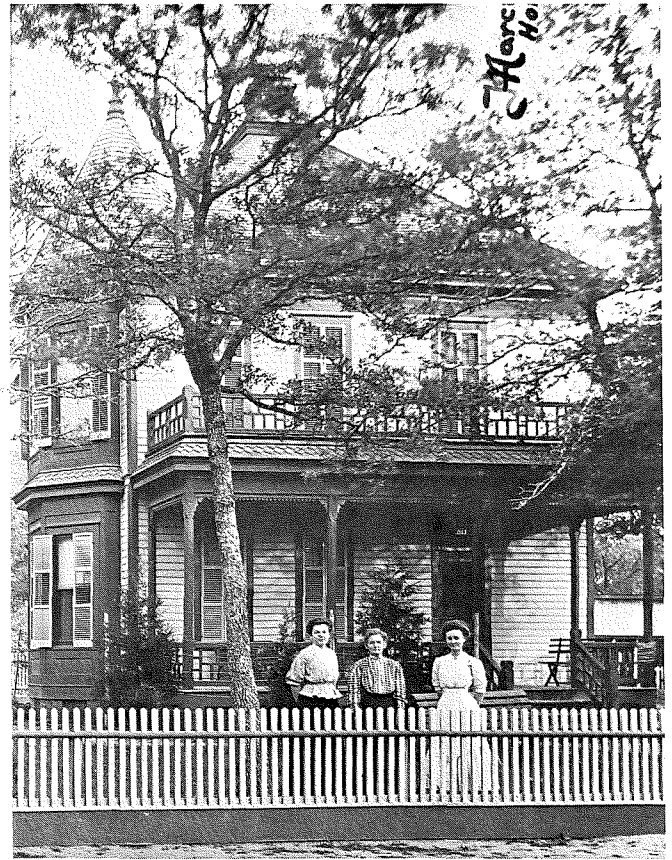
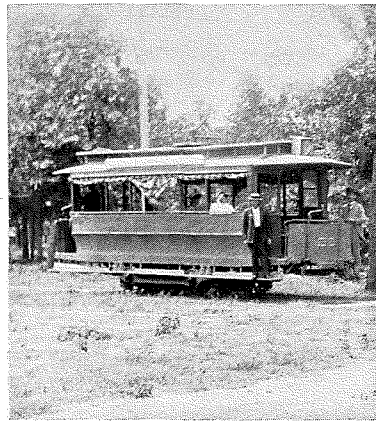
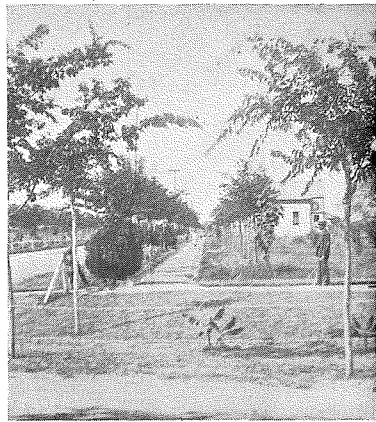
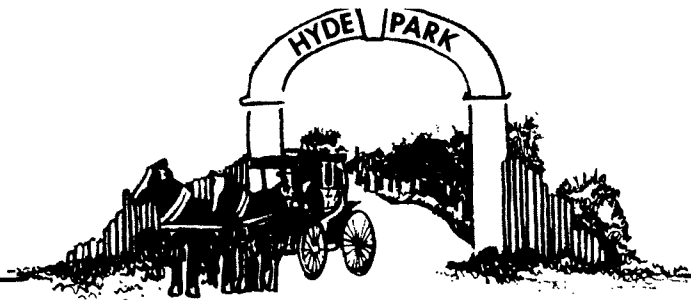


HYDE PARK

HISTORIC
HOMES
TOUR





Dear Guests,

The Hyde Park Neighborhood Association is pleased to welcome you to its third Historic Homes Rediscovery Tour. My neighbors and I take great pride in the heritage of Hyde Park, and nowhere else is this more evident than in the recent surge of interest in our "landmark" homes. Many of the homes on your tour are landmarks in a legal sense, being zoned "historic" by the City of Austin. Eight received such zoning in the past year alone. The Hyde Park Neighborhood Association has encouraged and supported these efforts.

Even more significant has been the restorative work lately undertaken on many buildings. This represents a growing confidence in the viability of restoration and adaptive re-use of older building stock. The landmarks themselves, of course, set the spirit for the rest of the neighborhood, and even relatively new homes are receiving increasing and welcome attention. The net result in Hyde Park has been a reversal of neighborhood decline and the conservation of a major chapter out of Austin's architectural history.

Within this climate of neighborhood rebirth, the Hyde Park Neighborhood Association, has grown and broadened its activities. Aside from our regular monthly meetings and newsletters, the Association's 250-plus membership sponsors other activities, including its Spring Crafts & Treasures Fair, October Fire Station Festival and a Christmas Reception at the Ney Museum, all annual affairs. Neighborhood cleanups, summer concerts in Shipe Park, participation in the deliberations of Austin's City Council and the various City commissions, and active membership in the Austin Neighborhoods Council represent other special Association functions. And the future promises even more intense activity. The health of Hyde Park, after all, derives from the neighborhood's rich historical resources and the very active concern of its residents for the welfare of their neighbors.

Of course, this tour is another of our special projects. We wish to thank the co-sponsors of the tour, mentioned elsewhere in your booklet, and to acknowledge the resources of the Austin-Travis County Collection, which has aided us so much in bringing Hyde Park's history together.

We especially thank you our guests, for participating in our tour. Those of you who have attended our previous tours will appreciate the recent faceliftings more readily. We hope that, leaving Hyde Park after your tour, you will share in a larger knowledge of Austin's history. Then come back soon for another visit to the unique part of that history wherein my neighbors and I make our homes. Meanwhile, we hope you will enjoy your tour.

Yours truly,

A handwritten signature in cursive script that reads "Jack Evins".

Jack Evins, President
Hyde Park Neighborhood Association

P.S. Please ask questions or offer suggestions; we welcome both.

THE HISTORY OF HYDE PARK

In the late 1800's, the land north of Austin and rising west of Waller Creek was essentially vacant. The Insane Asylum had been built in 1857 on the old road to Georgetown, and between it and the creek were little more than scrubby prairie growth and a few farmhouses. Local military units periodically drilled and staged mock battles there. In the 1870's, a race track and the State Agricultural Fair operated just north of present-day 38th St.

By the mid 1800's betting on horses was banned and the State Fair moved to Dallas. In 1890, some Kansas City investors purchased two parcels comprising just over 200 acres and including the old Fairgrounds, but soon sold both to Col. Monroe M. Shipe. Shipe, himself newly arrived from Kansas City, first considered establishing a rail yard, anticipating the arrival of the MKT line to Austin. But the railway construction was delayed, and Shipe, as president of the Missouri, Kansas and Texas Land and Town Company, decided on a rather bold venture with what was to become Hyde Park. Shipe's firm would create a residential community to and from which residents would commute to their jobs in the city: Austin's first planned suburban development. First, Shipe arranged for the Austin Rapid Transit Co. to build an electric streetcar route to Hyde Park, where the tracks made a 1½ mile loop before returning to town. Then, parcelling off the property, by 1892 the MK&T Land and Town Co. was offering lots at \$10.00 down and \$5.00 per month; lots ranged upwards from \$100.00.

Hyde Park Subdivisions I and II were located between what is now 38th and 45th, and Guadalupe and Duval Streets. Advertisements touted Hyde Park's elevation above the yet-uncontrolled rampages of the Colorado River, as well as several amenities: gas, electricity, free mail delivery twice daily,

gravelled streets, a park and the streetcars. The park included two shallow lakes and a large pavillion which variously accomodated stage performances or several hundred dancing Austinites. A public school opened at Speedway and 2nd (now 39th), built from the timbers of the old racetrack's grandstand. In 1895, Austin's first 'moonlight tower' lit up at 41st and Speedway. By 1898, the area North of Hyde Park to 47th St. was subdivided and marketed as Hyde Park Annex by Shipe's firm.

And so Hyde Park prospered. Shipe sold homesites to many of Austin's elite: businessmen, clergy, state and local officials and artists. At such attractive prices, many families of more moderate means were also able to build a home there, too. But, as Austin entered the 20th century, Hyde Park had more than its share of notables, and the area was so famed that President McKinley toured it during an Austin visit in 1901.

During the first decades of this century, the neighborhood filled in. The lakes were drained, the pavillion razed and the streetcars stopped. Smaller bungalow-style homes filled the gaps

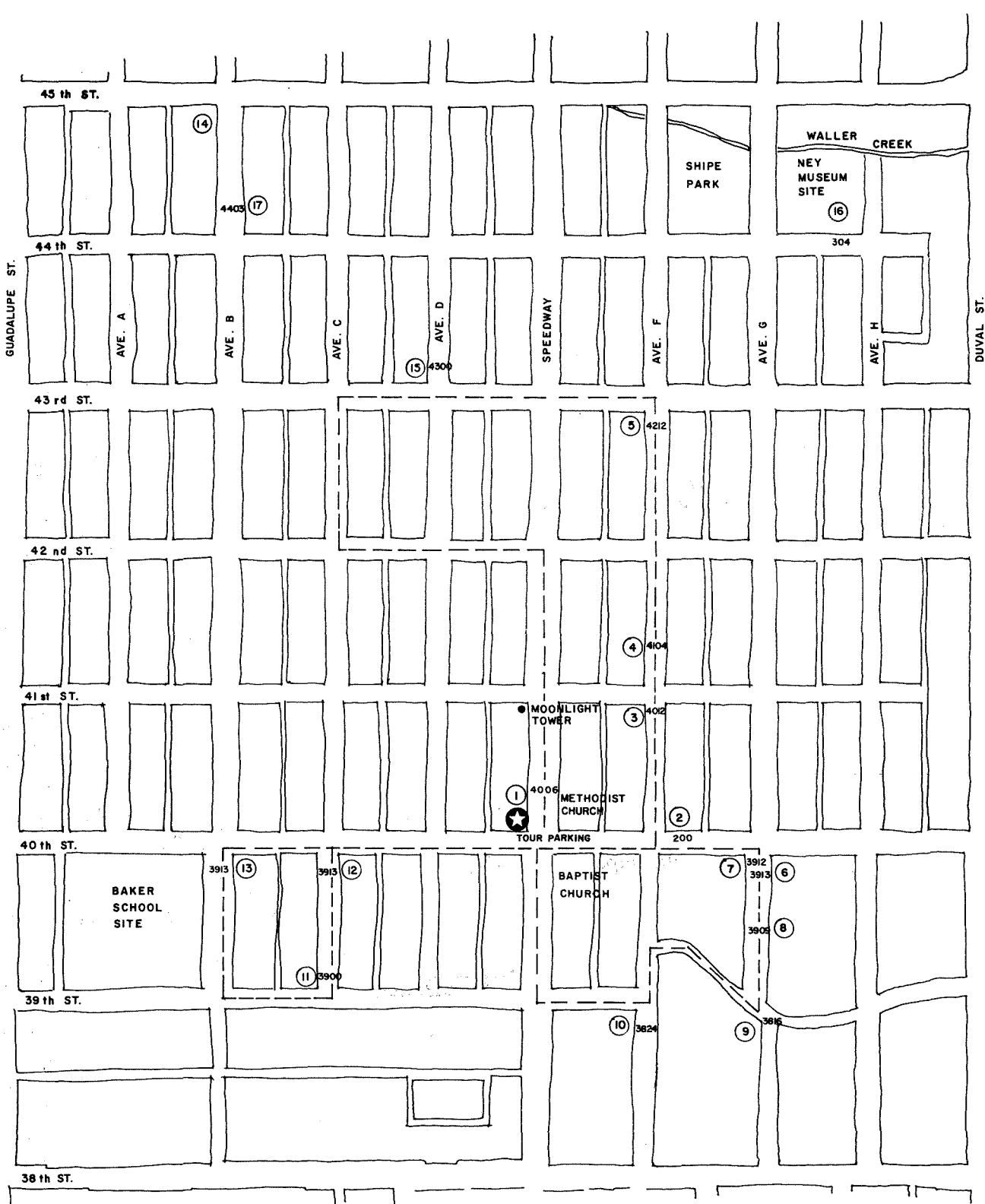
between the first few "Texas Victorian" residences. As late as the mid-1930's, Hyde Park was still only just inside the city limits, Hyde Park's success as one of Austin's first suburbs marked the shape of things to come, however, and so it was also among the first neighborhoods to suffer from contemporary suburban decay. Homes grew older, and it became more fashionable to move to a new house than to repair the old family homestead. As University growth leveled off in the '70's, energy considerations and a rising appreciation of mature neighborhoods have spurred individual efforts at restoring many Hyde Park homes.

Your tour of historic Hyde Park houses presents a smapling of the earliest days of the suburb, giving several examples of how the quality construction of yesteryear can be conserved. Compare those homes needing or receiving repair with others yet well-preserved and observe efforts being made to preserve this important part of Austin's heritage. Under the shade of tall trees, along these quiet avenues, you may perceive that Col. Shipe's dream did not perish with time. Indeed, Hyde Park proudly reenters the ranks of our city's most desirable residential neighborhoods.

The information in this booklet was compiled edited and written by John Sanford with great assistance from Jack Evins, Dorothy Richter and Hyde Park homeowners. Two primary sources of information were the Austin-Travis County Collection and previous Hyde Park tour brochures.

The drawings are from Rick Baudoin, Ruth Reeder, George Boutwell, Joe Freeman, and Fred Evins and previous tour brochures.

Layout and design by George Boutwell. Greeting letter and Hyde Park History by Jack Evins.



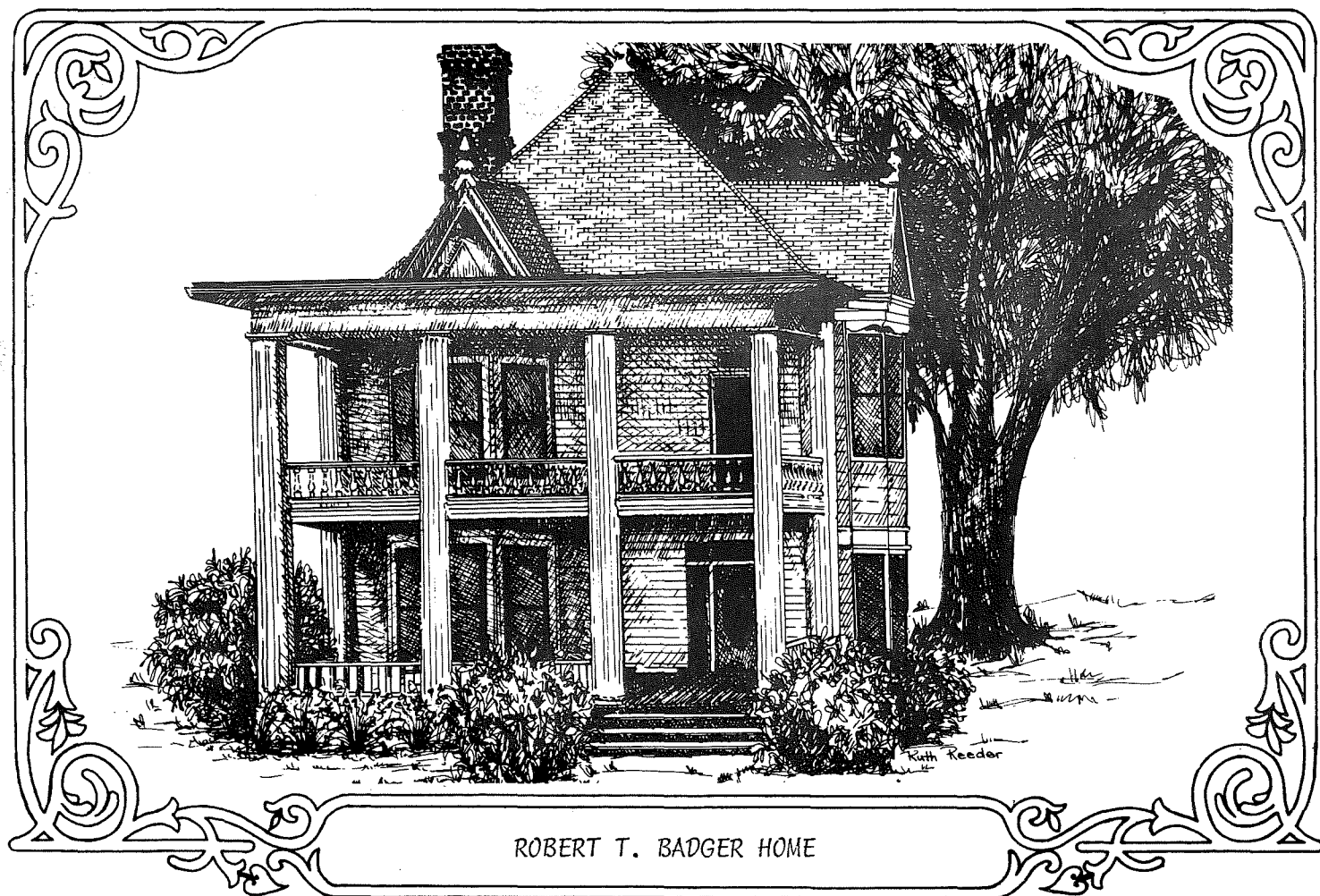
HYDE PARK NEIGHBORHOOD HISTORIC HOMES TOUR

This page courtesy Kathryn Clark

NO.	HOME	YEAR BUILT	ADDRESS	OPEN HOUSE
(1)	ROBERT T. BADGER HOME	1906	4006 SPEEDWAY	(OPEN)
(2)	WOODBURN HOME	1909	200 EAST 40th	
(3)	JOSEPH SAUTER HOME	1897	4012 AVE F	
(4)	WEISIGER - WHITE HOME	1892	4104 AVE F	
(5)	MORRIS A. KOPPERL HOME	1896	4212 AVE F	(OPEN)
(6)	PAGE - GILBERT HOME	1893	3913 AVE G	
(7)	FRANK COVERT HOME	1898	3912 AVE G	(OPEN)
(8)	HEIERMAN HOME	1902	3909 AVE G	
(9)	MONROE M. SHIPE HOME	1892	3816 AVE G	
(10)	PETER MANSBENDEL HOME	1912	3824 AVE F	(OPEN)

The ten homes listed above are a suggested walking tour through the neighborhood. The three structures listed next are also within easy walking distance of the main parking area.

(11)	W. J. OLIPHANT HOME	1894	3900 AVE C	(OPEN DOWNSTAIRS)
(12)	MARCUSE HOME	1894	3913 AVE C	(OPEN DOWNSTAIRS)
(13)	HYDE PARK PRESBYTERIAN CHURCH		40th and AVE B	(OPEN)
(14)	RAMSEY HOME	1893	4412 AVE B	
(15)	CLARK - EMMERT HOME	1895	4300 AVE D	
(16)	ELIZABET NEY STUDIO	1892	304 EAST 44th	(OPEN)
(17)	AVENUE B GROCERY	(ABOUT 1909)	4403 AVE B	

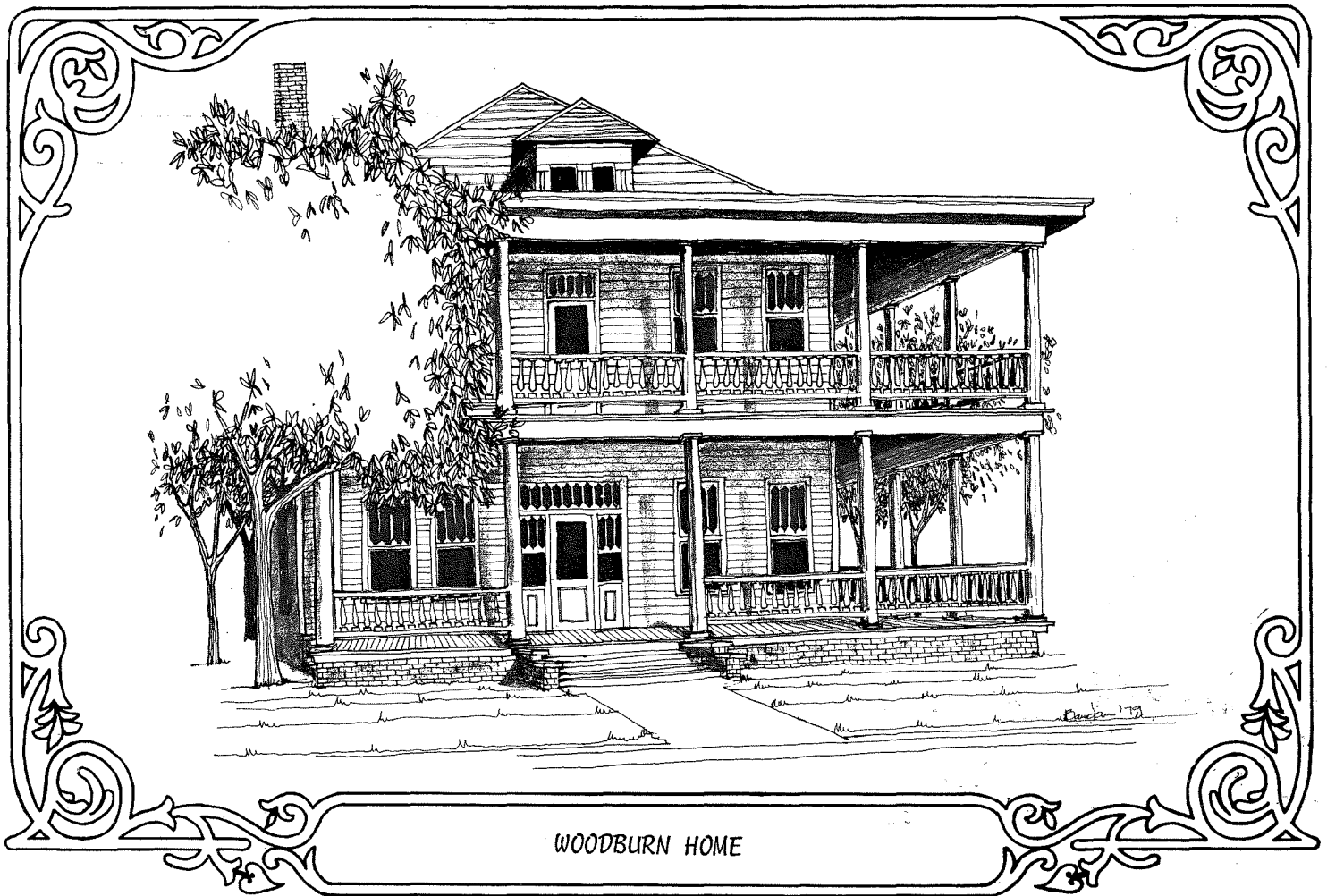


ROBERT T. BADGER HOME

This two story home with massive columns was built about 1906. Four years later it was purchased by Robert T. Badger, son of Brandt Badger of Marble Falls.

This family sold wholesale mountain cedar under the name of B. Badger & Sons with an office located at 806 Congress and later in the Littlefield Building. The "Sons" were Robert T. Badger who owned this home and Walter Badger who lived at 4112 Speedway. Around 1929 Robert and Walter formed the Yellow House Land Company and later the Plains Investment Company. The Badgers were prominent families in Hyde Park for over fifty years.

In 1922 the house was sold to Horace G. Camp, an oil operator, who owned it until 1937. C. L. Kuykendall later owned the property. He was chairman of the board of examiners of the state department of education. This home is now owned by Shettles Memorial Methodist Church. They are in the process of restoring this structure and leasing it out as commercial space.



WOODBURN HOME

In 1909 Francis H. Wagner contracted with John B. Headspeth to build this large two story home at 40th and Avenue F. Headspeth was a builder in Austin for over forty years and he is credited with building many 18th and early 19th century structures.

In 1920 the home was sold to Bettie Hamilton Woodburn, daughter of Jack Hamilton--provisional governor of Texas during its earliest struggles in "carpetbagger" rule. A personal friend of Lincoln, Governor Hamilton was a strong Union sympathizer and after secession he was forced to hide out at Hamilton's Pool and finally to leave Texas. He returned as Governor--a U.S.A. appointment by president Andrew Johnson. Bettie Woodburn is credited with writing and proof reading many of his speeches.

The Woodburn home is the only structure in Austin, zoned historic, that was a residence for this family. Governor Hamilton's home in east Austin is no longer standing. The Woodburn home is presently owned by the Hyde Park Baptist Church.



Joseph A. Sauter hired W. G. Eyers to build this home in 1897. It was the third home in a row built on Avenue F by Mr. Eyres. This home was the largest of the three and the most costly to build.

Joseph Sauter had lived in Austin since 1889 and he owned the Original Racket Store at 916 Congress. The Racket store has been described as "truly a store of the 90's" selling dry goods, notions, stationary, crockery, glassware, window shades, toys, ladies and gents furnishings, and other fancy goods.

The home was sold in January 1905 to John S. Bonner. Bonner was the publisher of "K. Lamity's Harpoon", which had the monthly sub-title of "Minnows are safe; I am out after whales". The Harpoon, printed at 107 East 10th Street, was full of Bible stories, exposés, and words to live by such as, "It is much more merciful to stab a man in the bosom with a dagger than to stab his reputation and good name in the back." (April 1904 Issue)

The Sauter home was in a condemned condition in 1976 when it was purchased by Mike and Janet Sandidge. The home should be completely restored by the end of this year.



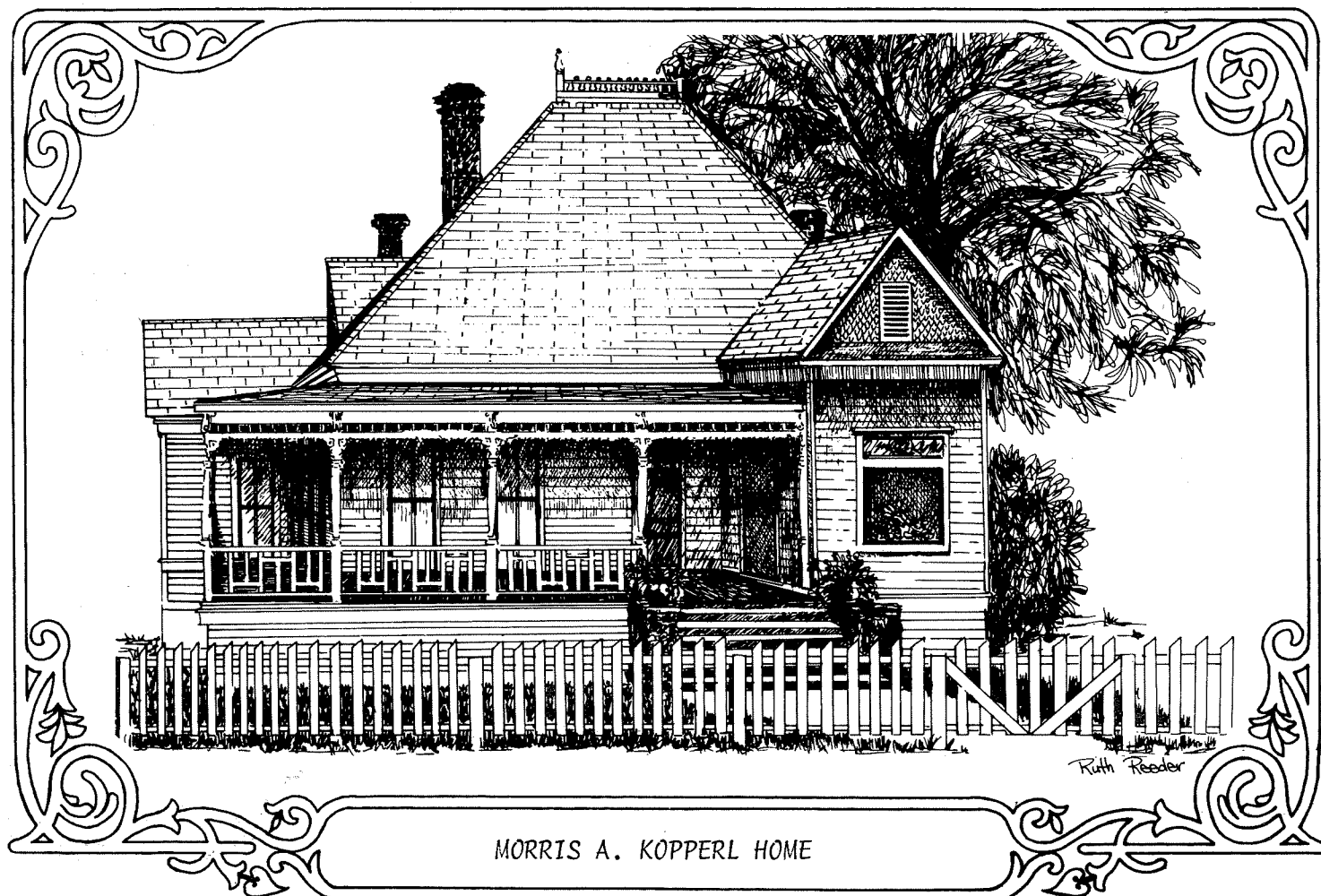
WEISIGER - WHITE HOME

In July 1892, Samuel P. Weisiger bought three lots from the M.K.&T. Land and Town Co. for \$750.00. This was among the first sales in the "new" Hyde Park Development. By August the Weisiger's had contracted with W. G. Evers to build a residence on the site for \$1100.00. The Weisigers lived here until 1901, when they sold the house to the widow, Mrs. S. A. Vogel.

Mrs. Vogel shortly remarried, becoming Mrs. Robert Emmett White. White, having already served as sheriff for 12 years, had just been elected mayor, and would later act as County Judge. His four sons also became prominent lawmen.

Evers, the original builder is also responsible for the Joseph Sauter house at 4012 Avenue F, and the Holland - Raven house at 4100 Avenue F. The diagonally oriented main doorway and the carpenter-gothic brackets, drops and spandril give the house its "Texas Victorian" flavor.

The Weisiger - White Home is zoned historic and Urban Renewal Agency home improvement loan is aiding the owners, Jack and Debbie Evins, in restoring the home.

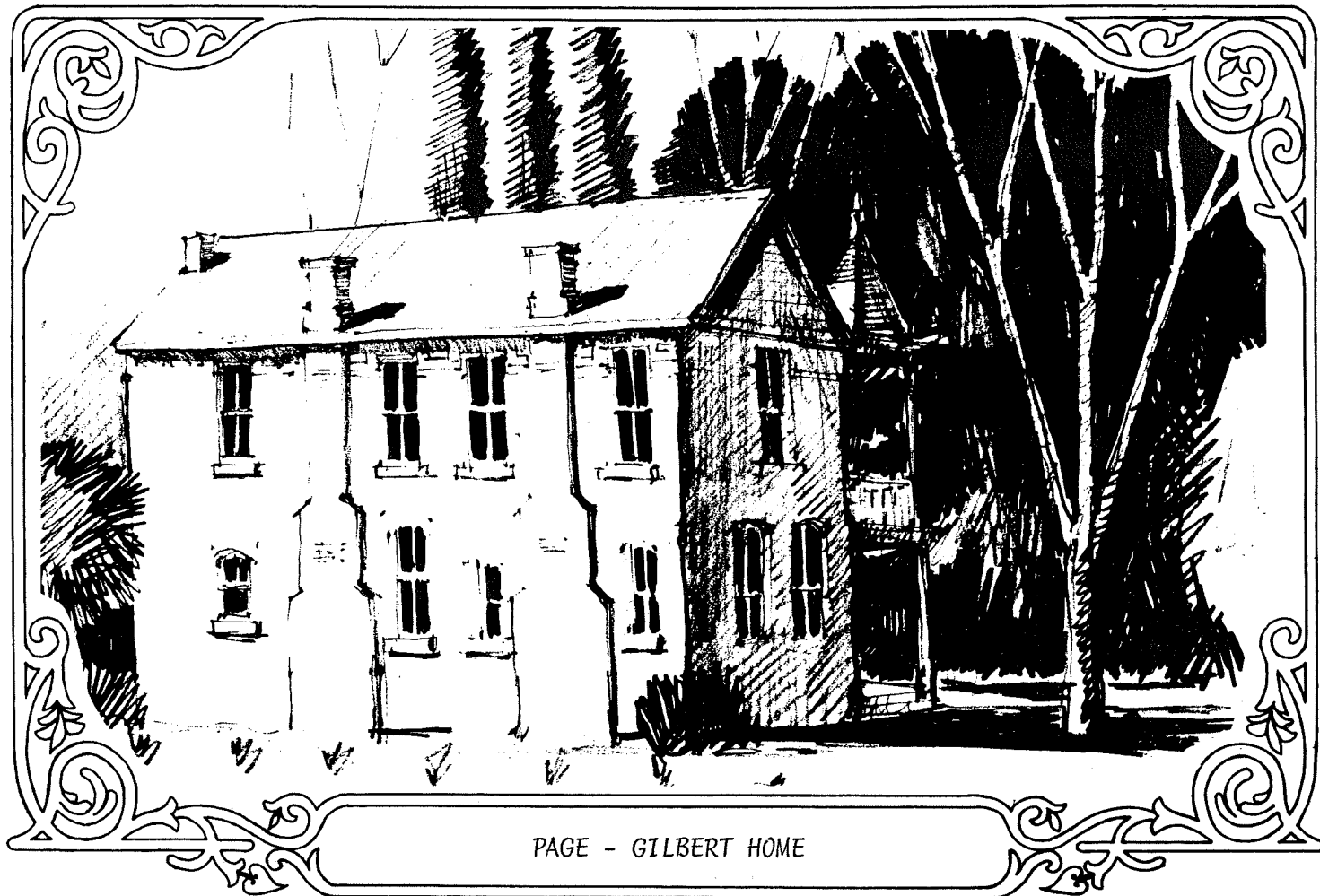


In 1896 H. C. Fisher contracted with William H. Poole to build a home in Hyde Park. In the Austin City Directory, Poole is listed as a carpenter, contractor, and woodworker. He built several homes throughout the city.

In November of 1896, the property was sold to the Kopperl's. Morris A. Kopperl was the son of Benjamin Kopperl and nephew of Moritz A. Kopperl of Galveston, for whom Kopperl Texas was named. The Kopperl's first appeared in Austin in 1881 with Benjamin operating a bookstore in the 800 block of Congress. His two sons, Morris and Herman, worked for him.

In 1897 Morris attained his attorney's credentials and practiced law in Austin, presumably from this home on Avenue F until 1912. This home continued to be owned by Loula Dale Kopperl until her death around 1920. At one time the Kopperl's owned the entire west side of the 4200 block of Avenue F except for the home located at 4200. They built rental homes at 4204 and 4206 and they had stables built where 4210 now stands.

This home was purchased by Gene and Patsy Tankersly in 1978. It is zoned historic.

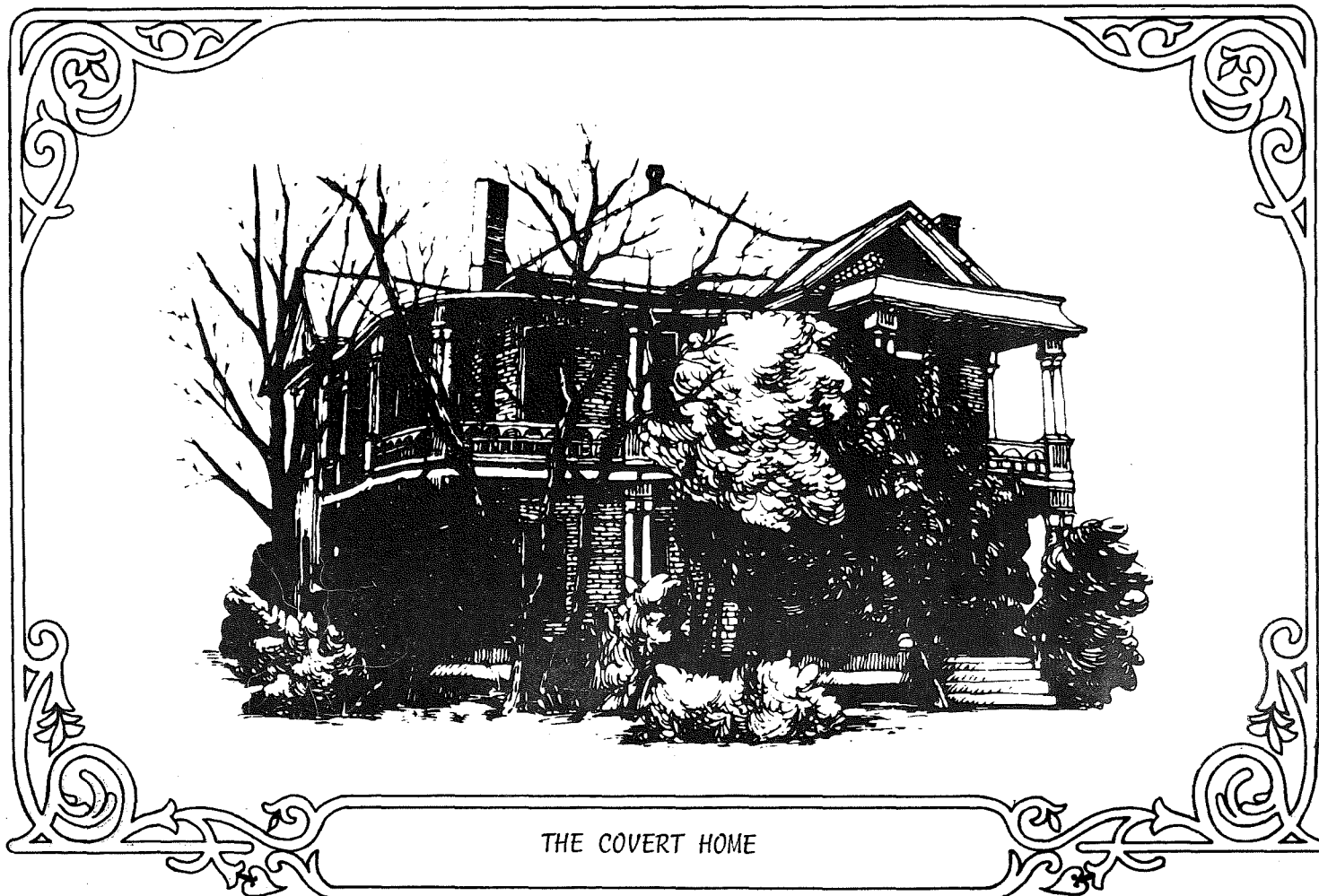


PAGE - GILBERT HOME

In 1893 Christopher H. Page designed and built this home with William J. Sutor supplying the lumber. Page was born in England and came to Austin in the 1880s to be the chief stonemason on the State Capitol.

His son, Charles H. Page, helped his father on the Capitol Building. He was the architect who designed the American-Statesman (Colorado at 7th), Travis County Courthouse (10th & Guadalupe), Austin National Bank (Congress Avenue), Texas School for the Deaf (South Congress), and the U.S. Courthouse (8th & Colorado).

The John Gilbert Family owned the home from 1933 until 1977. At that time it was purchased by Wanda and Gary Penn who are in the process of restoring the home. It is zoned historic.



THE COVERT HOME

In the late 1890's the Covert family was living on this site, staying in temporary quarters while the house was being built. This arrangement permitted designer Covert to oversee construction.

The Coverts, who had come to Austin in 1873 from Iowa, moved into this two story brick home in 1898. Frank Covert was in the stationary and book business. For twenty-one years he was in the real estate and insurance business. He donated the renowned overlook of Mt. Bonnell to the City of Austin. In 1914, he founded the Covert Automobile Company.

The home has been in a state of disrepair for many years. The present owners are nearing completion of extensive restoration efforts. The Covert home is zoned historic.



Charles A. Hildreth hired carpenter-builder William Voss to build this two story frame home. The home was finished in January 1902. In 1904 the widow, Nancy Ann Hildreth, married Webster Flanagan. He was a collector for the the Internal Revenue Service working out of the Federal Building at West 6th and Colorado.

In 1929 the home was bought by Harry W. Heierman. He was the son of John Heierman who along with his brother Frank, founded Heierman Industries. Heierman Industries was a foundry, machine shop and cotton gin. They were manufacturers of brass and iron castings, dealers in boilers, engines, gin machinery and bagging ties. The home is still owned by the Heierman family.



Monroe M. Shipe came from Kansas as the agent for the M.K.&T. Land and Town Co., a "syndicate of northern capitalists" who had bought Hyde Park, one of Austin's first subdivisions. In 1892, Shipe had this two story home build using timbers from the old state fairgrounds grandstand. The original home had 19th Century gingerbread trim combined with a large overhang which made the structure notably individualistic. Monroe Shipe became very successful as a real estate developer in Hyde Park.

Peter Mansbendel, a son-in-law of Shipe, lived in the Shipe home when first married. He was the foremost woodcarver in this area, and his reputation was known throughout the country.

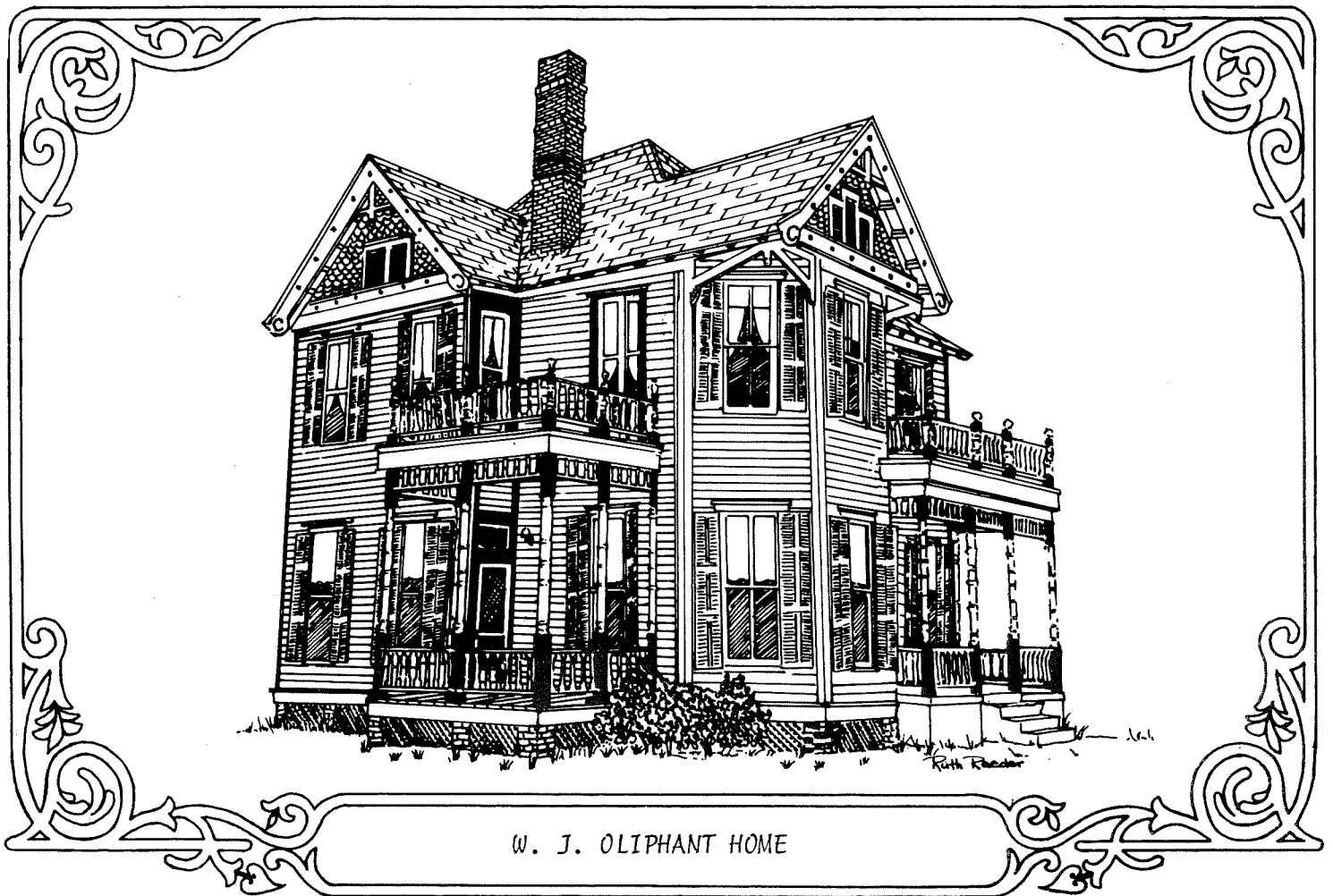
The Shipe Home is zoned historic and is now owned by Robert Hill and his wife, Penny. They plan to restore the home in the near future.



This home was built by William Kutalek in 1912 for Clotilde Mansbendel.

Peter Henry Mansbendel married Clotilde Shipe, daughter of Monroe M. Shipe in 1911. He is considered to be one of the foremost wood carvers of his time. He worked closely with many of Texas' most prominent architects. He was born in Basel, Switzerland in 1883. At ten years of age he was apprenticed to a local master named Ulrich Huber where he remained for six years. He immigrated to America in 1907 and taught clay modeling classes at the Cooper Union for the Advancement of Science and Art. He opened his wood carving business in Austin in 1916. His greatest labor of love was the redesign of this home, fit for the finest of Swiss woodcarvers here in Hyde Park. Many examples of his work are located in Austin as well as in fashionable homes in Dallas, Houston, and other cities throughout Texas.

This home is now owned by Mary and William T. Williams III. Mr. Williams is a grandson of Peter Mansbendel and a great grandson of Monroe Shipe. The Mansbendel home is zoned historic.



W. J. OLIPHANT HOME

In 1894, William James Oliphant, his wife Alice, and their four children moved from Fifteenth and Colorado to the newly developing Hyde Park Addition.

Oliphant, grandson of Lord Oliphant of Scotland, served in the Confederate Army for four years, enlisting when he was only fifteen and spending time in a Federal prison camp. Returning to adult life in Austin, he pursued a photography career. He was a well known photographer and was responsible for much of early Austin's pictorial history. His daughter, Jane Elizabeth, married Dr. Walter Prescott Webb.

The Oliphants contracted with E. A. Ellingson to build their home for the sum of \$1,875. The contract specified "good masonry and of the hardest quality" and carpentry work to be of "the best quality lumber . . . free from injurious defects." The three by seven foot front door was to be of two inch white pine "similar in design to Queen Ann Door" complete with colored glass. The naturally finished staircase and fireplace mantel have been attributed to Peter Mansbendel.

The Oliphant home is zoned historic and the owners, Don and Avis Davis, received a building award from the Heritage Society of Austin in 1979.



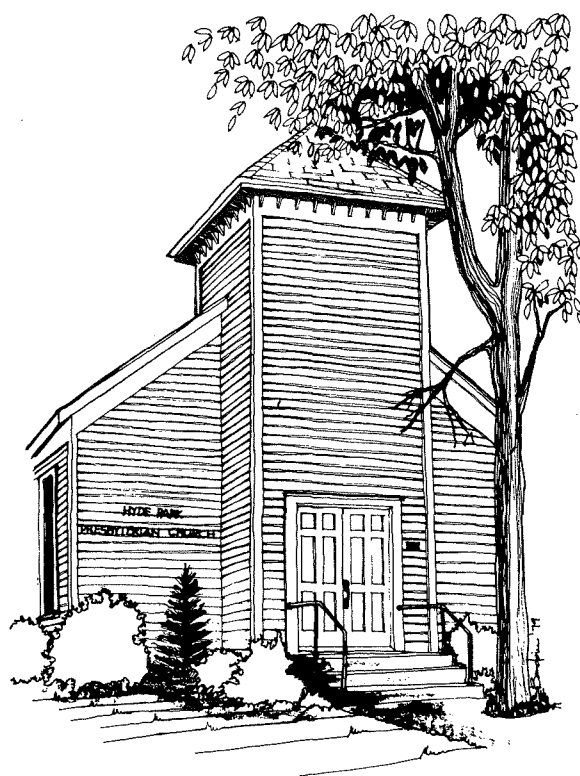
MARCUSE HOME

On May 8, 1894, George S. Smith purchased this property from the M.K.&T. Land and Town Co. He contracted with John Geggie in November of that year to construct an "eight room house . . . two stories with necessary . . . additions and appurtenances thereto . . . labor and materials not to exceed \$2000."

In 1905, Louis Marcuse purchased the home. He was born in Koenigsberg, Prussia in 1849, and he came to the United States in 1867. He served three years in Captain Frank Beach's Company "C" of the 4th regular United States Artillery. He arrived in Austin in 1873 and married Emma Schultz in 1874.

Louis Marcuse sold groceries, dry goods, feed, wood at 2501 Guadalupe. He served six years on the City Board of Equalization. According to his obituary, he was a highly regarded gentleman, and widely known in the community. The Marcuse heirs lived in the home until 1968.

The Marcuse Home is zoned historic and is now owned by Martha and George Boutwell who have resotred the home to its 19th century grandeur.



HYDE PARK PRESBYTERIAN CHURCH

In 1909 a group of seminary students began a movement to open a Presbyterian church in Hyde Park. The seminary group discussed their plans with Dr. D. A. Penick who immediately thought of a way to rid the neighborhood of a saloon operating on West 40th Street and at the same time establish a Presbyterian church in the area. The saloon would be forced to close because a license for operation could not be issued if the saloon was within a given distance of a church.

Dr. Penick went to Monroe Shipe, who was developing the area, and explained his plan. Shipe was eager to help and offered to give the group the land on which to establish a church on one condition--the building had to be on the land in time to keep the saloon from receiving its license that year.

Penick learned that the Hyde Park Baptist Church was planning to build a new sanctuary. He arranged the purchase of the old building and had this building moved from 39th and Speedway to its new location next door to the 40th street saloon--one week before the saloon was to renew its license.

In 1921 it was moved again to its present location. It is an active Presbyterian congregation today.

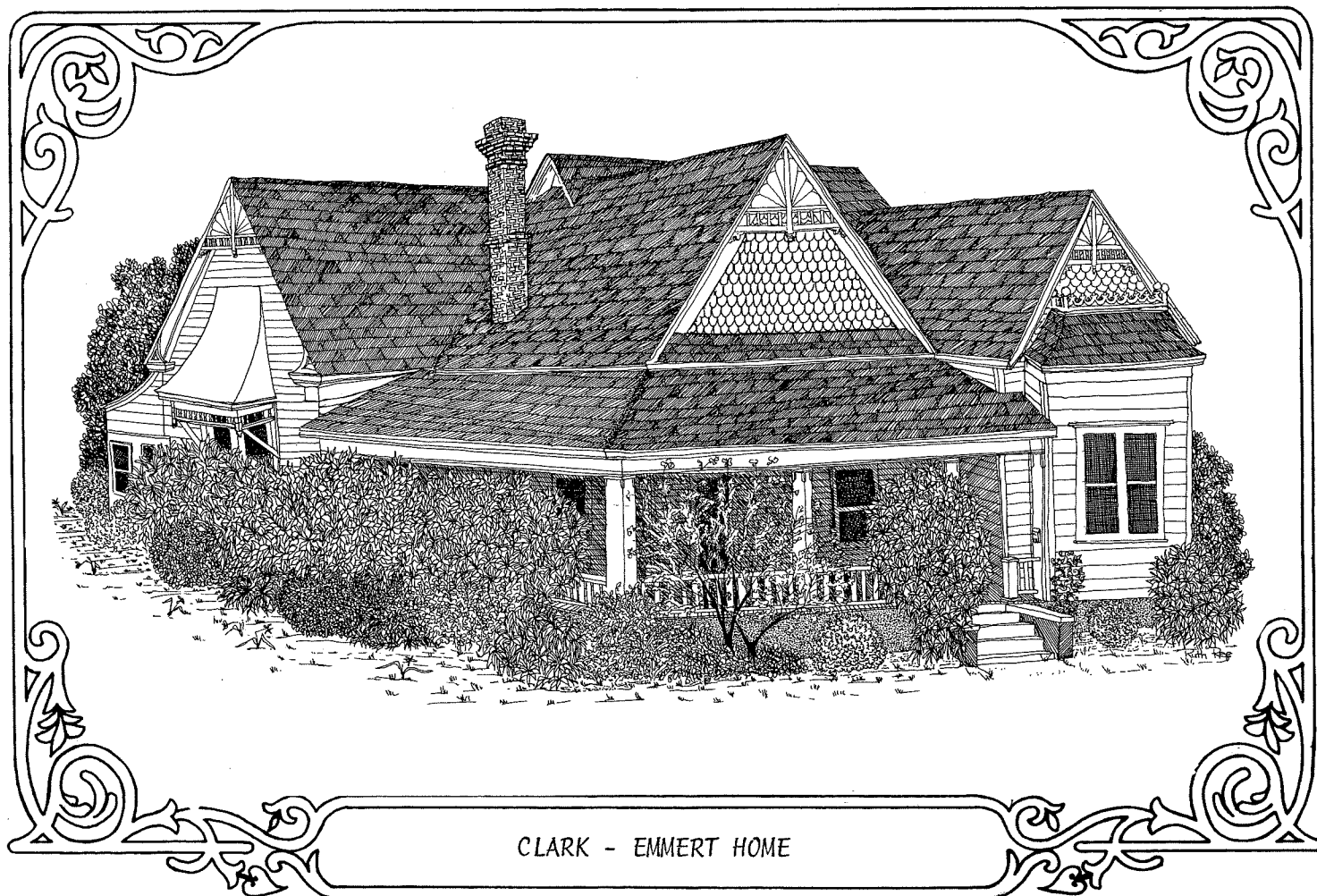


RAMSEY HOME

In 1892 Frank Taylor Ramsey and his father planted some experimental fruit trees north of Austin. The planting was successful and one year later, in 1893, they built this two story home accross the road (45th Street) from their nursery.

In 1908 the name of the nursery was changed to F. T. Ramsey and Son, the latter being his son, J. Murray Ramsey. Business was good and the nursery soon encompassed 430 acres.

Frank Ramsey, who was known as "Fruit Tree" for his initials, was known as a poet, philosopher, artist, and businessman. It is said that he could write poetry, play the fiddle, or lay out a landscape with equal ease. Ramsey Park in Rosedale Center and Ramsey Street are both named for F. T. Ramsey. Sinclair Street is named after Mrs. F. T. Ramsey--her maiden name being Sinclair. The Ramsey family is credited with introducing many varieties of peaches, plums, figs, apples, pecans, and blackberries to the area.



CLARK - EMMERT HOME

In 1895, Frank Clark, a printer, hired John B. Headspeth to build this home. Clark owned and operated the Clark Print Shop for many years which was located at 400 East 3rd. Headspeth was also the builder of the Woodburn House.

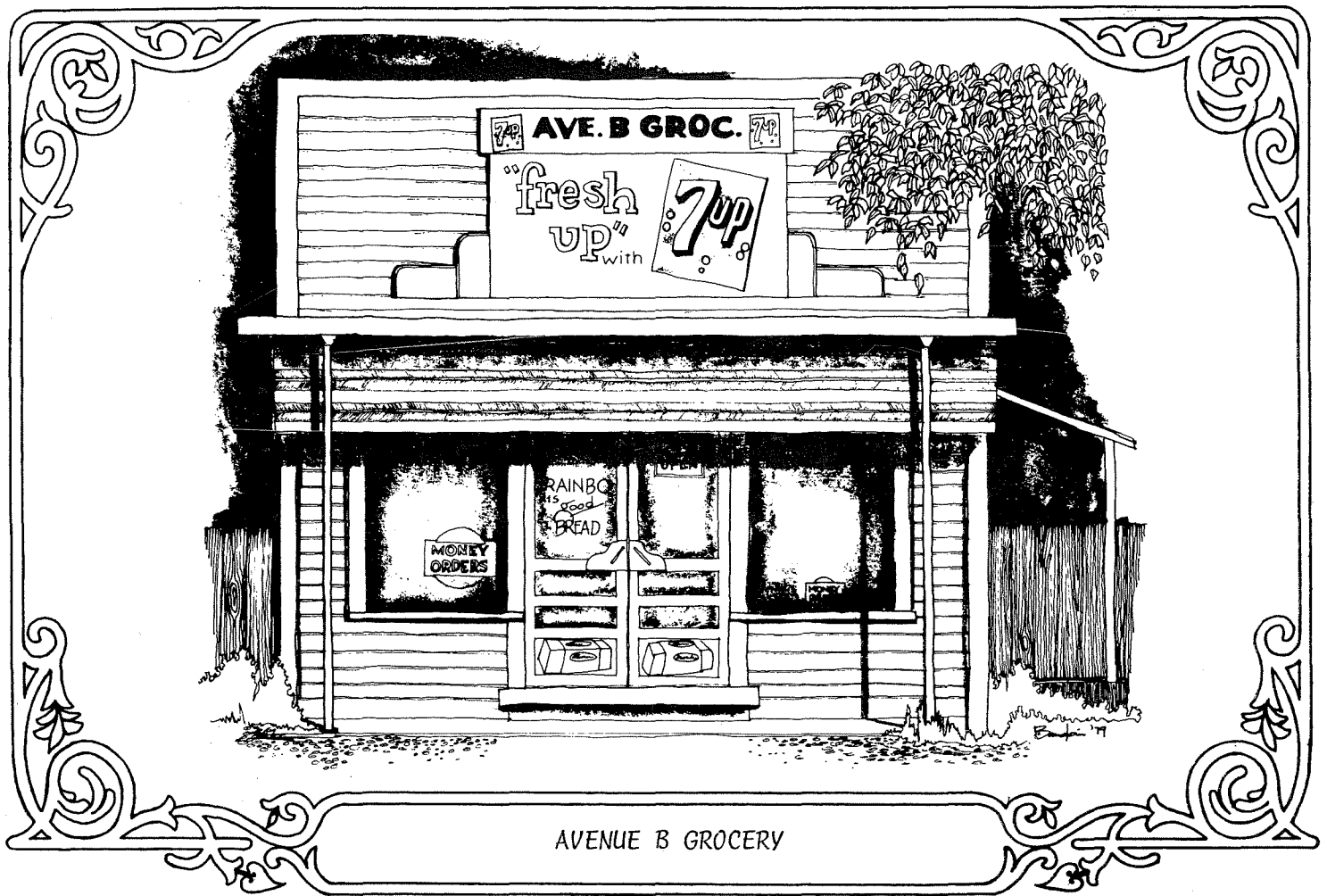
Gustav Emmert purchased the property about 1914. He was born in Fulda, Germany in 1854. Emmert settled in Bastrop in 1870 and in 1875 he married Anna Kadura. While the capitol was being built he ran the St. Charles Hotel on East Sixth Street, and later he owned the Gus Emmert Store at 300 East Sixth Street. The store, which handled groceries and drygoods, burned about 1909. Emmert served as county commissioner from 1894 until 1896. The Emmert family still owns the home.



Elizabeth Ney, born in Germany in 1833, is considered to be Texas' first foremost sculptor. She designed and built this studio in 1892 and called it "Formosa". The tower was added in 1902. The Ney Museum is listed on the National Registry of Historic Sites.

Miss Ney was influenced to come to Texas by Governor O. M. Roberts who wanted her to create figures of men such as Houston and Lamar for the new Texas capitol building. Her career in Austin began with her being commissioned to execute a statue of Stephen F. Austin for the Texas Pavillion. In 1893 she was commissioned to execute a statue of Sam Houston for the Columbian Exhibition in Chicago. Her most notable work, "Lady Macbeth", is on permanent exhibit in the Smithsonian Collection.

The following portrait of Miss Ney is from A History of Travis County and Austin 1839-1899 by Mary Starr Barkley. "Many Austinites knew the drama she created as she rode around town, in flowing Grecian gowns, in the gig behind Pasha, a tremendous horse. She often wore a veil over her short hair, and she made death masks of the dead on occasions when requested to. One of her finest works was the reclining figure of General Albert Sidney Johnston over his grave in the Austin State Cemetery. Formosa, her home in Hyde Park, and a Museum now is a memorial to this sculptor."



Whenever any of the Hyde Park neighbors are asked how long the Avenue B Grocery has been there the usual answer is "why it's always been there."

The earliest listing, in the 1910 Austin City Directory, is Marshall Johnson, Grocer residing at 4401 Avenue B and selling groceries, wood, and feed at 4403 Avenue B. It was operated for many years by Stephen A. Harris. Today it is operated by W. W. Stefka who has owned it since 1950.