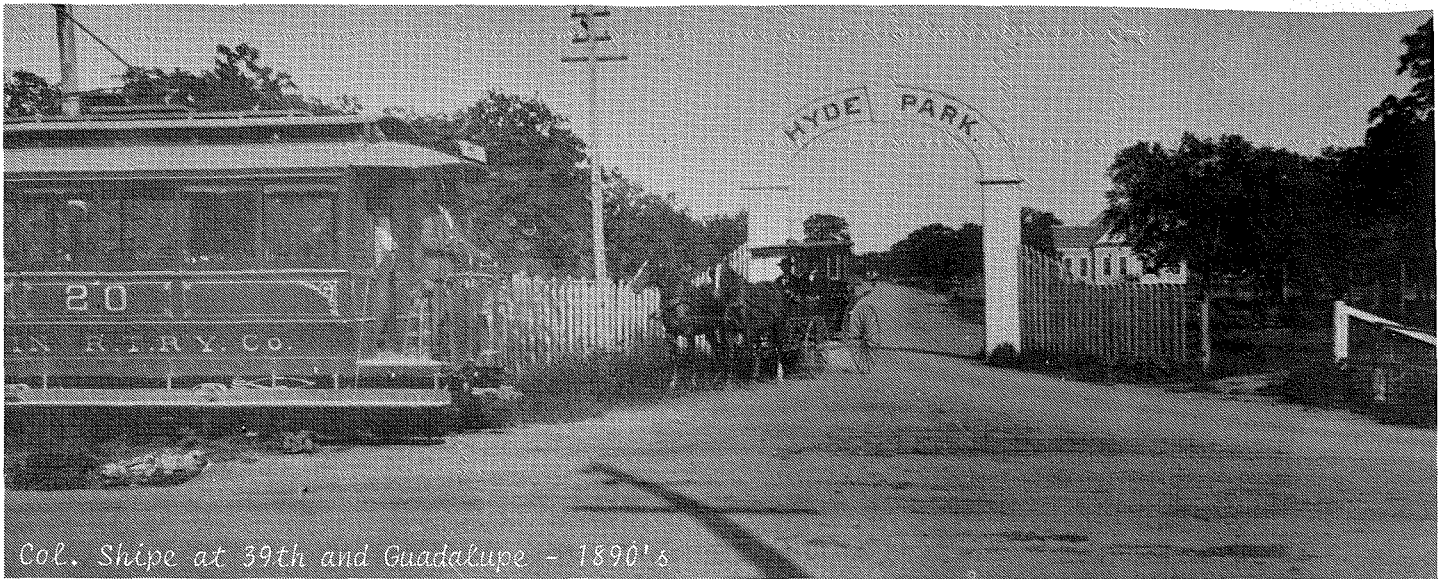


HYDE PARK

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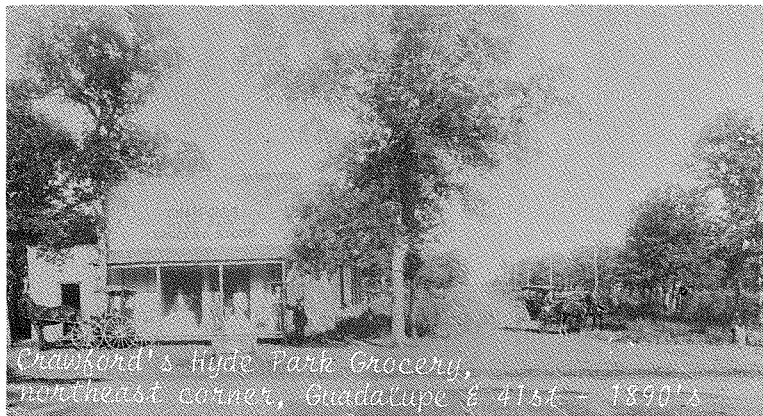
HISTORIC  
HOMES  
TOUR  
1980



Col. Shipe at 39th and Guadalupe - 1890's



The Hyde Park Pavilion.



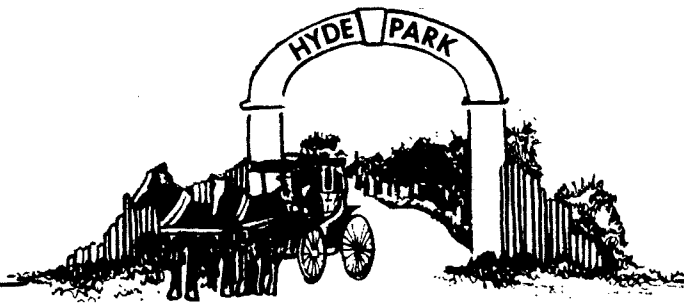
Crawford's Hyde Park Grocery,  
northeast corner, Guadalupe & 41st - 1890's



Marcuse Home in 1910



Hyde Park Grandstand - late 1880's or early 1890's



Dear Guests,

The Hyde Park Neighborhood Association is pleased to welcome you to its fourth Historic Homes Tour. This year the tour and proceeds from it are dedicated to the Ney Museum to aid in its restoration. The work to be done on the Ney is very extensive and includes corrections of some original problems from when the structure was built. The city plans to start work later this summer.

The Ney, built in 1892, is one of Hyde Park's oldest and most original structures, and we take great pride in doing our part to help in the restoration efforts. We want to thank you for coming because every ticket sold means just that much more help for the Ney.

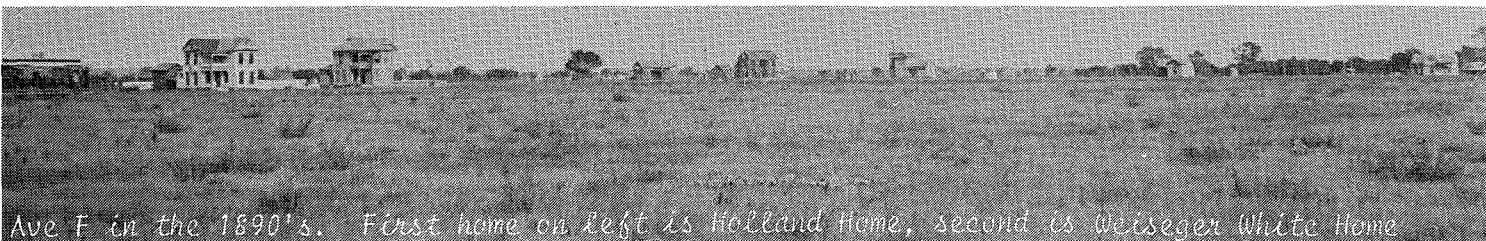
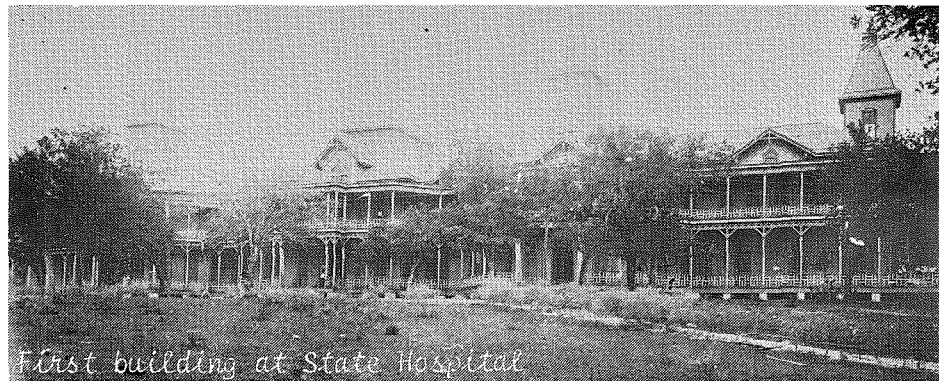
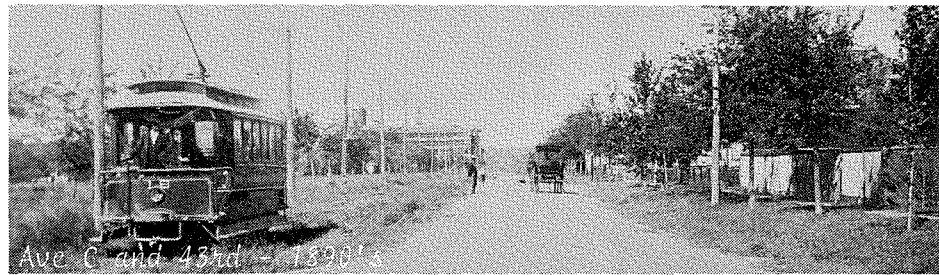
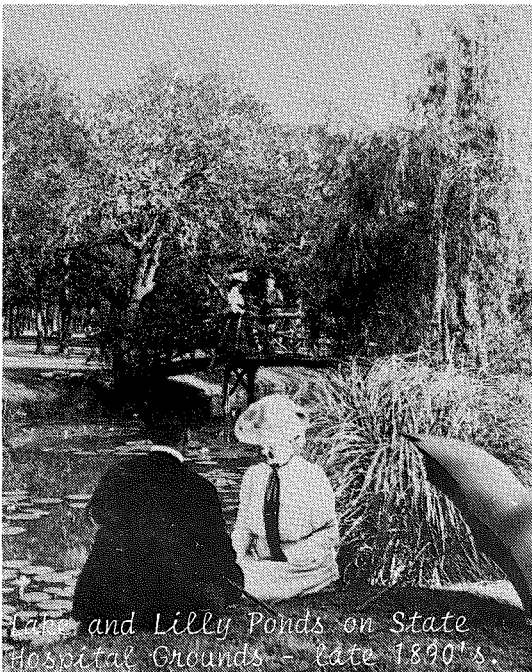
With this in mind we invite you into our homes and neighborhood. We hope that you will leave with a greater appreciation of Hyde Park's Landmark Homes, and we also hope that you learn something of life in Austin during the 1890's. We thank you for coming and we hope that everyone has a wonderful time.

Yours truly,

A handwritten signature in cursive script that reads 'John B. Sanford'.

John B. Sanford, President  
Hyde Park Neighborhood Association

# THE HISTORY OF



# HYDE PARK

The area now known as Hyde Park has played a significant role in Austin's history from the city's very beginning and well before anyone thought of it as a residential neighborhood. In 1839, the Republic of Texas designated the village of Waterloo as the site of the young nation's capitol, and soon a crew was laying the new city of Austin. According to the recollections of Alexander Watkins Terrell, an Austinite of state and even national renown during his long public career, the builders of the first government offices on Congress Avenue came out to the Hyde Park area to cut trees for their use. There was a post oak forest here then, and the workers, fearing attacks from nearby Indians, quickly felled the trees and hurried them back to town, a couple of miles south, to be dressed for lumber. Terrell, who would have his own small part to play in Hyde Park's history, recalled seeing the forest's old stumps out here as late as the Civil War era.

The first major undertaking in the vicinity began in 1857 when the State Insane Asylum was established. Indians were still camping east of the Asylum when it opened in 1860, but they soon relocated to Mount Bonnell leaving the broad plain between the Asylum and Waller Creek essentially vacant.

In 1875, an Austin organization began an annual State Agricultural Fair on the property now called Hyde Park. The Fair drew folks from all over who came to see exhibits of the latest manufacturers and farming innovations, livestock innovations, livestock competitions, horse races and shooting contests. Many out-of-town visitors camped overnight outside the gates; inside one could purchase food and drink while taking in the day's events. The racetrack was regarded as one of the finest in the South and drew some of the most notable horses of the time as contestants. The 300-foot long, sheltered grandstand accommodated thousands of persons, and the present-day curve of East 39th Street reputedly follows a curve of the old track. The Fair was held each fall until 1884 when the State Fair of Texas opened in Dallas in 1886.

The old Fairground was pretty quiet for the next few years, as gambling on the horses had been declared illegal in Travis County. Occasionally, the National Guard staged large encampments and mock-battles on the grounds, but the Gay '90s were to change all that forever. In 1890, a group of spectators including A.W. Terrell and three Kansas City investors purchased two parcels of land totaling just over 200 acres lying approximately between what are now 38th and 45th Streets, and Guadalupe and Duval Streets. Terrell received an appointment as ambassador to Turkey shortly thereafter, and the investors decided to sell the property to Monroe M. Shipe, a successful entrepreneur who had just moved to Austin from Abilene, Kansas.

# THE HISTORY OF

Shipe immediately involved himself in Austin civic affairs, and his efforts benefitted the city in many ways. But nothing exemplified the determination and enterprise of Monroe Shipe more than his real estate activities. He sold the land to the Missouri, Kansas and Texas Land and Town Co., of which he was president. Some say Shipe originally intended to establish a major railyard at the fairgrounds to service the anticipated arrival of the MK&T Railroad. The railway's plans were delayed, however, and Shipe instead embarked upon a plan novel to Austin: to create the city's first planned suburban development, naming the project Hyde Park, after the famous London district.

The property was still, in 1890, a good mile north of Austin itself and, while other areas outside the original city had already been subdivided and built-up, none had been managed by a single developer nor had they been undertaken in such a comprehensive manner. Of course, Shipe knew that to sell the properties, he had to make it attractive to the public, so he arranged to provide every possible convenience. First, he had his electric street car system, the Austin Rapid Transit Co., build a route north from town along Guadalupe, turning east into Hyde Park and then making a large loop down what is now 40th Street, up Avenue G, west on 43rd, and south again on Avenue B. To further narrow the distance between home and work, Shipe extended a drive called "The Speedway" from the northern end of Congress Avenue, grading down a steep incline on the bank of West Waller Creek, bridging that stream and on north to Hyde Park. Within the neighborhood, Shipe graded and graveled over three miles of streets, planting fast-growing hackberries along the ways to shade the avenues.

Hyde Park's elevation above the as-yet-uncontrolled Colorado River was one major asset Shipe's firm extolled in marketing the properties. Gas and electricity were available to the homes, as was free mail delivery twice daily. Shipe's firms established the large Austin Rapid Transit Park in the southwest quarter of Hyde Park as recreational grounds. The park included shallow lakes for rowboats with a huge pavillion at the shore accommodating dances, concerts and theatrical productions. Shipe also built Hyde Park's first school, even helping to pay the teachers' salaries initially.

The MK&T Land and Town Co. began offering lots for sale in early 1892, and if the above amenities weren't attractive enough, the terms of sale were. Lots 25 feet wide ranged upwards from \$100 at \$10 down and \$5 a month. A person buying two lots received a third free if a house was built on the property within one year of purchase.

The success of Shipe's offering was symbolized by the erection of Austin's first "Moonlight Tower" in 1895 near the center of the street-

# HYDE PARK

car's loop. In 1898, the area north of 45th up to 47th was subdivided as Hyde Park Annex, creating an even broader range of investment opportunities.

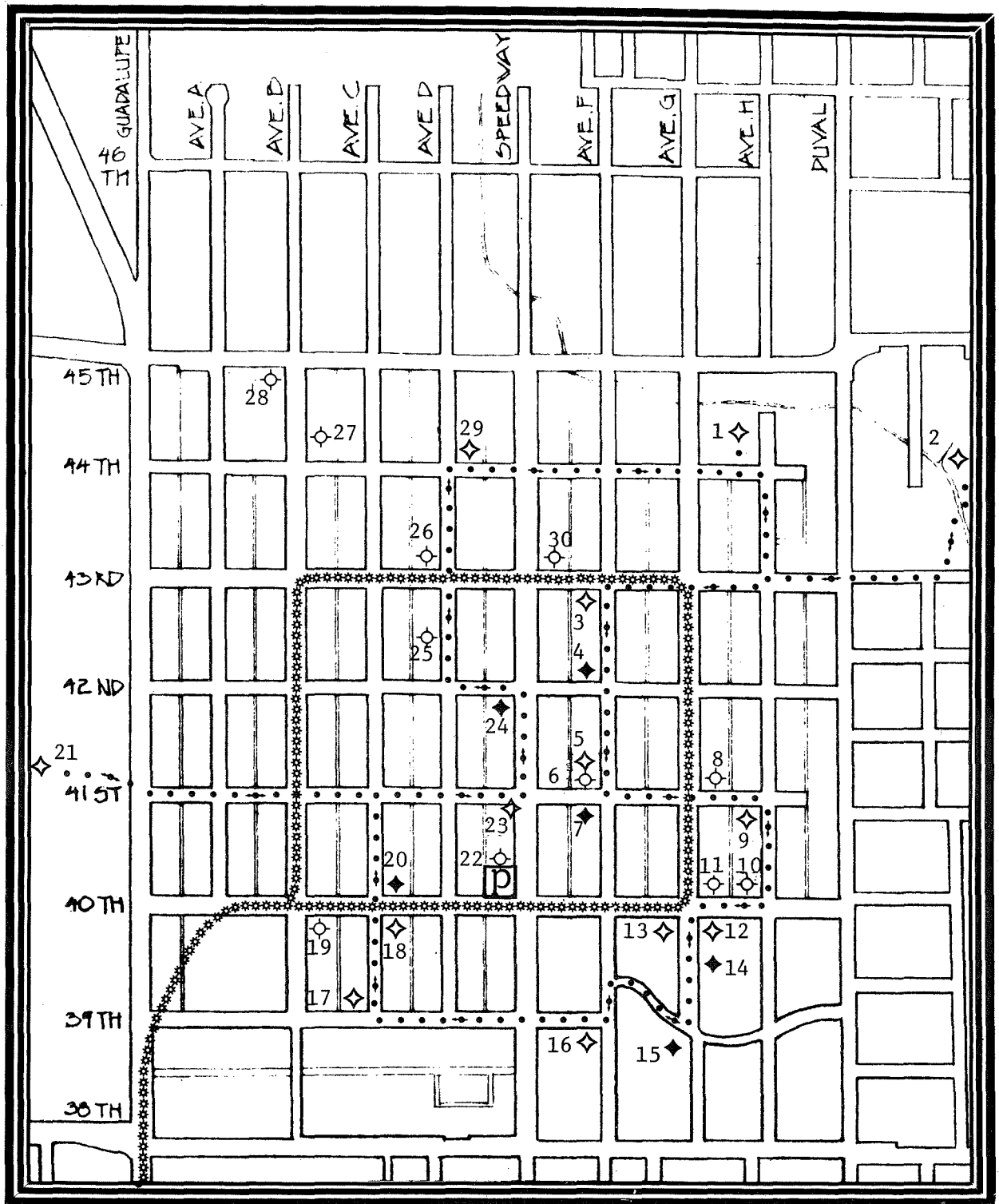
Another measure of Shipe's success was in the kinds of buyers he found. Soon many of Austin's most prominent businessmen, clergy, artists, and state and local officials had established their homes in Hyde Park. But, on such easy terms, Hyde Park was also accessible to dozens of families of more moderate means. The new residences ranged from grand "Texas Victorian" mansions to smaller farm-style frame houses. As the 20th century opened and progressed, the neighborhood filled in with bungalows and, more recently, ranch-style tract homes.

Shipe had first advertised Hyde Park as being for homeowners only; no renters appeared until after the turn of the century. The Great Depression and World War II accelerated the conversion of homes to investment properties. Landowners found maintenance of the aging family homesteads increasingly burdensome, and many opted to relocate to Austin's new generation of suburbs. Consequently, homes were often divided into two or more living units housing many of the city's low-to-moderate income residents.

Under widespread neglect by absentee landlords, the general quality of the neighborhood continued to decline until the 1960's. In fact, the former suburb was now on the verge of becoming an inner city slum. But a mightier threat was yet to come: the expansion of the University of Texas during the late 1960's and early '70s produced an incentive for developers to clear away homes and replace them with apartment complexes. Not until the mid 1970s, when university enrollment started levelling off and the Hyde Park Neighborhood Association organized to preserve the area's character did this threat diminish.

Although redevelopment pressures continue to exist today, primarily from church and commercial institutions, Hyde Park's status as a mature residential neighborhood has stabilized. As energy considerations rise and the public's attitude towards rehabilitating older homes improves, so does Hyde Park's future look even brighter.

Your tour this year will present to you a broad sampling of Hyde Park architectural heritage. Some older buildings have survived the years in fine shape; others have received or are now receiving the attention necessary to their preservation; still others bear witness to the neighborhood's need for yet more hard work. As further interest results in the rehabilitation of more and more of Hyde Park, we are confident that the neighborhood's heritage will be preserved and that Hyde Park may again rightfully claim its place among Austin's most outstanding residential districts.



HYDE PARK  
HISTORIC  
HOME'S  
TOUR  
1980

- ◆ ~ Tour Landmark ~ Open
- ◆ ~ Tour Landmark ~ Not Open
- ~ Other Hyde Park Landmarks
- ~ Suggested Tour Route
- [P] ~ Tour Parking
- ⊛ ~ Old Streetcar Route

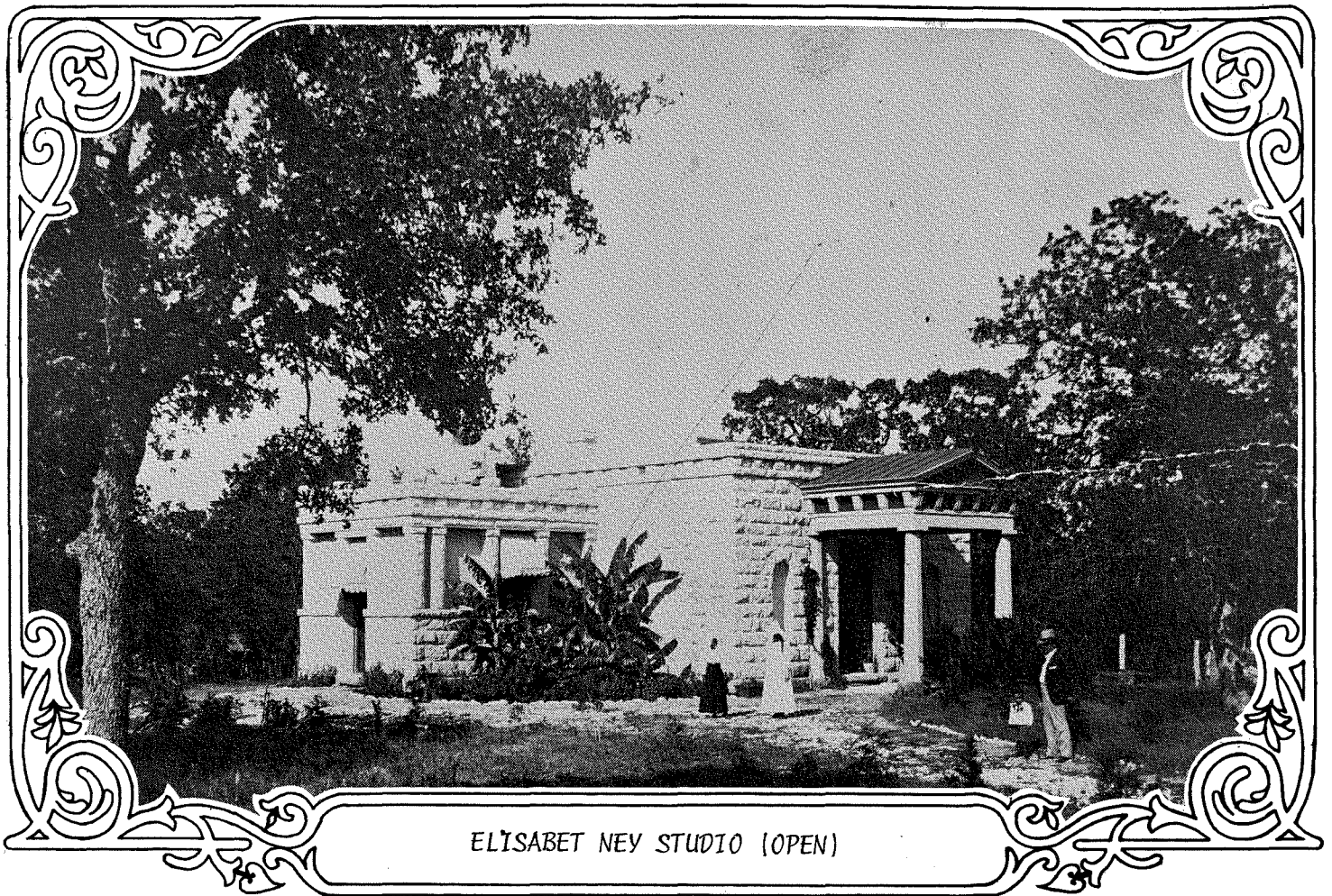


NO.	LANDMARK	OPEN/ NOT OPEN	ADDRESS	DATE BUILT	SEE PAGE
1	Elisabet Ney Studio **°	Open	304 E. 44th	1892, 1902	10
2	Inshallah °	Open	602 E. 43rd	1872, 1907	11
3	Morris A. Kopperl Home °	Open	4212 Ave. F	1896	12
4	Bell-Smith Home	Not Open	4200 Ave. F	1895	13
5	Weisiger-White Home °	Open	4104 Ave. F	1892	14
6	James K. Holland Home	Not Open	4100 Ave. F	1893	--
7	Joseph Sauter Home	Not Open	4012 Ave. F	1897	15
8	John M. Bell Home	Not Open	4101 Ave. G	c.1897	--
9	Zimmerli Home	Open	4014 Ave. H	c.1904	16
10	Wolf Home	Not Open	4002 Ave. H	c.1907	--
11	Clarkson-Crutchfield Home	Not Open	4001 Ave. G	1904	--
12	Page-Gilbert Home °	Open	3913 Ave. G	1893	17
13	Frank Covert Home °	Open	3912 Ave. G	1898	18
14	Heierman Home	Not Open	3909 Ave. G	1902	19
15	Monroe M. Shipe Home °	Not Open	3816 Ave. G	1892	20
16	Peter Mansbendel Home °	Open	3824 Ave. F	1912, 1926	21
17	W. J. Oliphant Home °	Open	3900 Ave. C	1894	22
18	Marcuse Home °	Open	3913 Ave. C	1894	23
19	Hyde Park Presbyterian Church	Not Open	40th & Ave. B	c.1898	--
20	Lowry Home	Not Open	4001 Ave. C	1903	24
21	Austin State Hospital *	Open	4110 Guadalupe	1857	25
22	Robert T. Badger Home	Not Open	4006 Speedway	1906	--
23	Moonlight Tower °	--	41st & Speedway	1895	26
24	Walter H. Badger Home	Not Open	4112 Speedway	1908	27
25	Brownlee Home	Not Open	4206 Ave. D	1911	--
26	Clark-Emmert Home	Not Open	4300 Ave. D	1895	--
27	Avenue B Grocery	Not Open	4403 Ave. B	c.1909	--
28	F. T. Ramsey Home	Not Open	4412 Ave. B	1893	--
29	Woodburn Home	Open	4401 Ave. D	1909	28
30	Fire Station #9	Not Open	4301 Speedway	1929	--

\* National Register Property

\*Registered Texas Landmark

° Austin Landmark



ELISABET NEY STUDIO (OPEN)

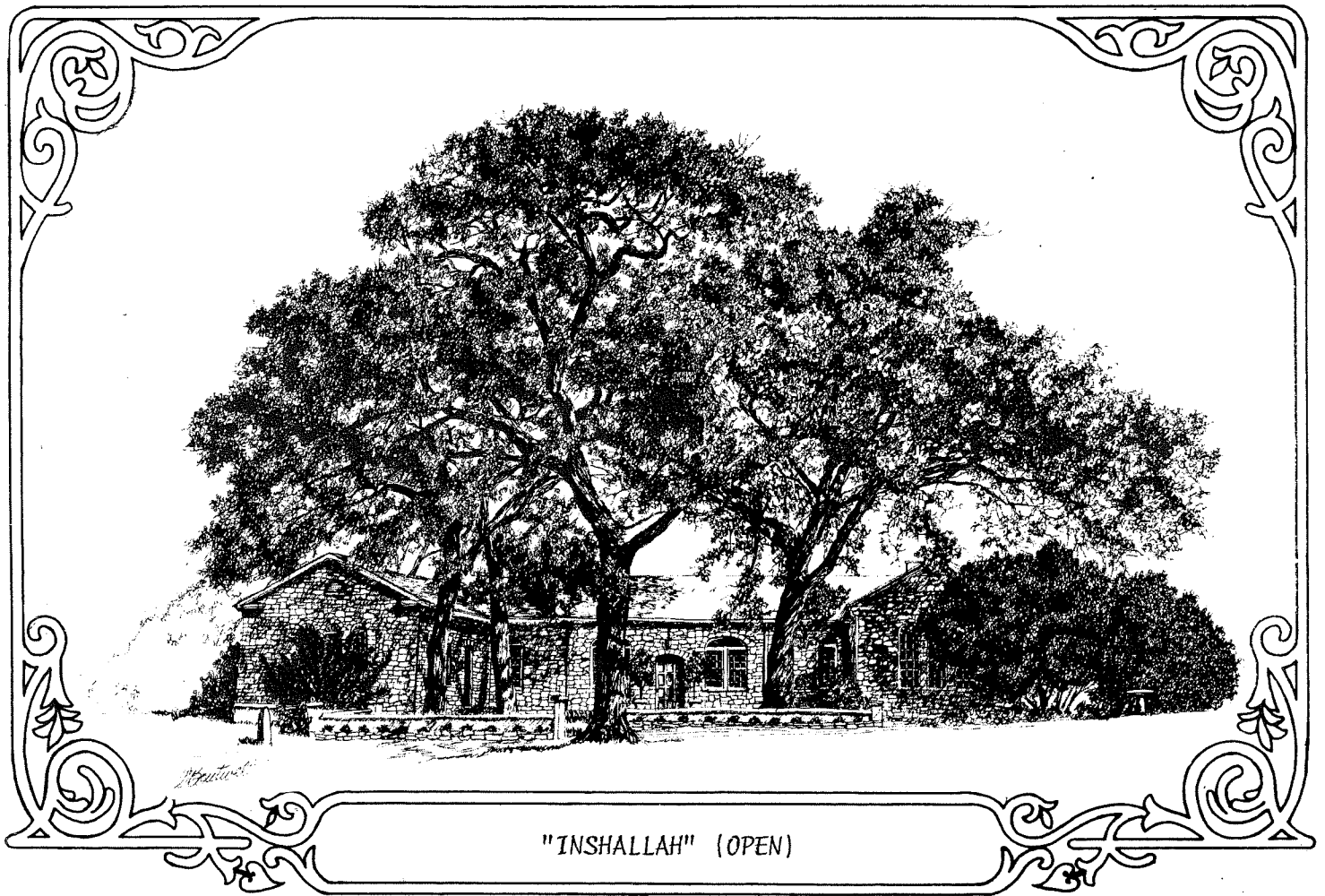
*Elisabet Ney was born in Germany in 1833. She had become a successful sculptor by the time of the Franco-Prussian war and by 1870 she and her husband Dr. Montgomery had immigrated to America. In 1872 they settled in Texas and purchased a plantation near Hempstead called Liendo.*

*In 1872 Oren M. Roberts, then a candidate for governor of Texas, passed through Hempstead and visited Liendo. Roberts, who wanted to encourage the growth of culture in the state, was intrigued by the talented and strongwilled sculptor. Later, after being elected governor, he returned to Liendo and sat for a bust by Miss Ney, which won wide praise when displayed in Austin.*

*Robert's sponsorship helped her to win a momentous commission: to sculpt full-length statues of Texas Heroes Sam Houston and Stephen F. Austin for the Chicago World's Columbian Exposition in 1893.*

*Elisabet Ney left Liendo in Dr. Montgomery's care and came to Austin to build this studio. While carpenters and masons worked she camped in a tent on the grounds, so that she could supervise every detail of construction. The studio, called Formosa, was finished in 1892 and it appeared as you see it above. The tower was added in 1902. The Ney Studio was the first building erected in Texas solely for artistic purposes, and it is listed on the National Register of Historic Places.*

*Restoration by the City of Austin is expected to be underway this year.*



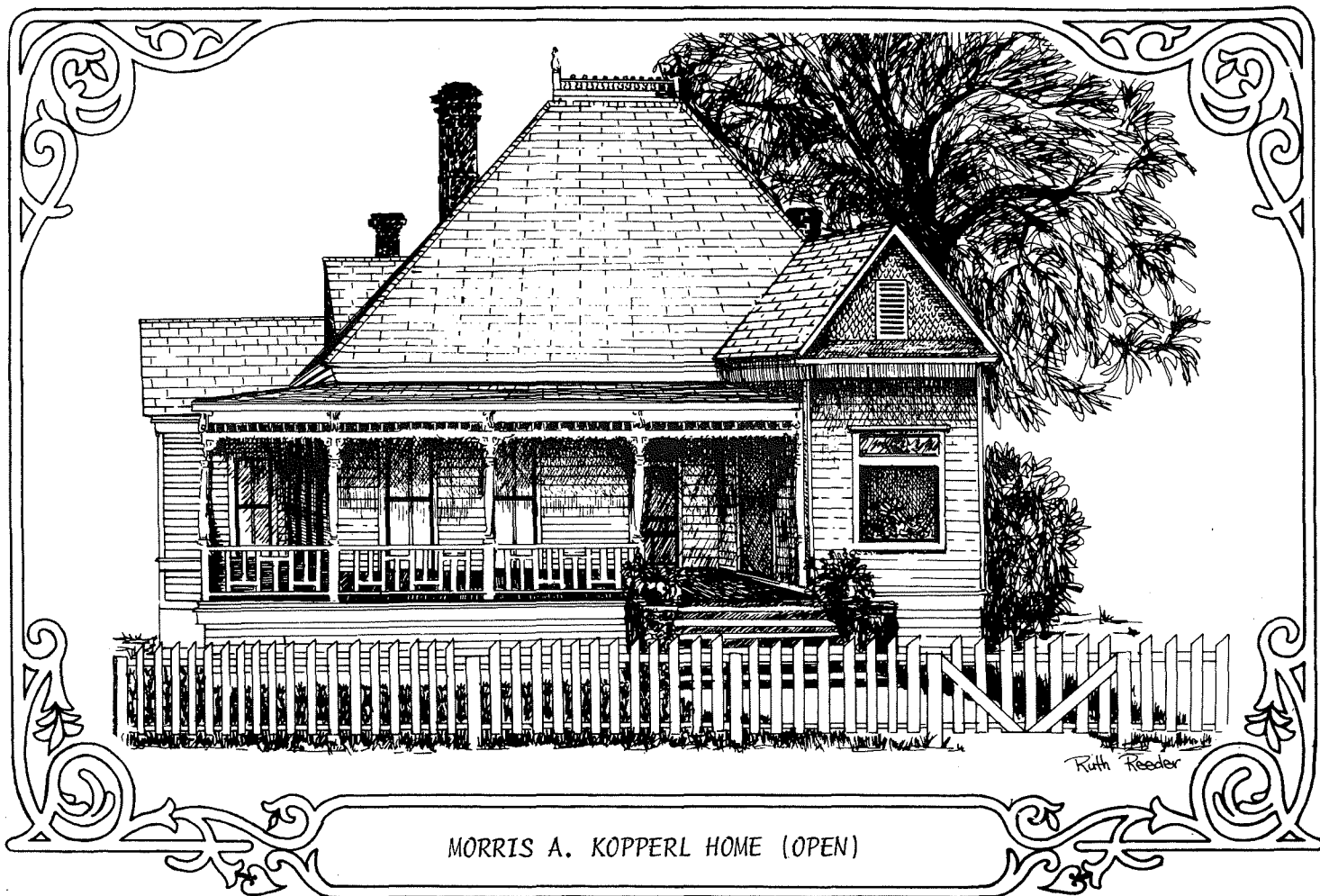
"INSHALLAH" (OPEN)

On the grounds of "Inshallah" stands a magnificent live oak tree that is at least 200 years old. Legend has it that the tree was twisted as a sapling by Comanche Indians to mark this spot as a camping ground with good flowing water. It is also said that the tree, called "signal oak" by early settlers as well as the Indians, was used as a meeting place to settle disputes between the Indians and the Whites.

Joseph Lucksinger bought twenty acres of this land on Waller Creek in 1870 and by 1872 he had L. M. Ainsworth build a two room log cabin on this site. Lucksinger built one of the first slaughter houses just to the south of this home and he furnished meat to most of Travis County and later to all the state institutions.

Lindley M. Keasbey, a grandson of a U.S. Senator, was a professor as well as head of the School of Political Science at the University of Texas. He purchased the cabin in 1905 and he and his wife extensively remodeled the home to its present exterior look. "Inshallah" was chosen as the name by Dr. Keasbey because that was the term Arabs used to mark a pure watering spot in the desert.

The present owners Jim and Jari Smith have just finished interior remodeling of the home this year. Inshallah is zoned historic.



MORRIS A. KOPPERL HOME (OPEN)

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 Kopperls. Morris A. Kopperl was the son of Benjamin Kopperl and nephew of Moritz A. Kopperl of Galveston, for whom Kopperl Texas was named. The Kopperls 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 Kopperls 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 Tankersley in 1978, and they received a building award from the Heritage Society this year. It is zoned historic.



BELL - SMITH HOME

In 1894, Thaddeus and Florence Bell decided to move to the newly-developing suburb of Hyde Park, just north of Austin. For \$900 they purchased four 25-foot lots from the Missouri, Kansas and Texas Land and Town Company. The lots were located at the north-west corner of Avenue F and 41st Street. While the Bells lived in Hyde Park, Thaddeus and his partner J. Edwards served as District Agents for Mutual Life Insurance Company of New York.

In March 1895, Mr. and Mrs. Bell contracted with Lorenzo W. Culver to build their new home, along with a stable and fence, for \$1,512. Culver was primarily involved in the grocery business, but he also was contractor and builder of many Austin homes during the final decade of the 19th century. A few months later in 1895, Culver had completed the small, single story, frame home with high-pitch roof. With its prominent porch and cut out scroll ornament, its varied surface texture and roofline, the Bells' new home modestly incorporated elements of the popular Queen Anne cottage style of Victorian architecture. The Bells lived at 4200 Avenue F until financial pressure caused them to sell in 1901.

Since that time its ownership and use have marked the vicissitudes of the surrounding neighborhood. During the early 20th century, several families owned 4200 Avenue F each for a considerable period of time. Hugh B. Short and family resided there during the late 1920s and early 1930s while he served as presiding judge of a Commission of Appeals. For about 15 years during the 1950-1960s, the house was used as rental property. In 1966, it once again became owner occupied, and very recent renovation has restored it to good health. Modern additions can be seen at the rear of the house. Surrounding this late Victorian structure is a graceful wire fence that predates 1917.



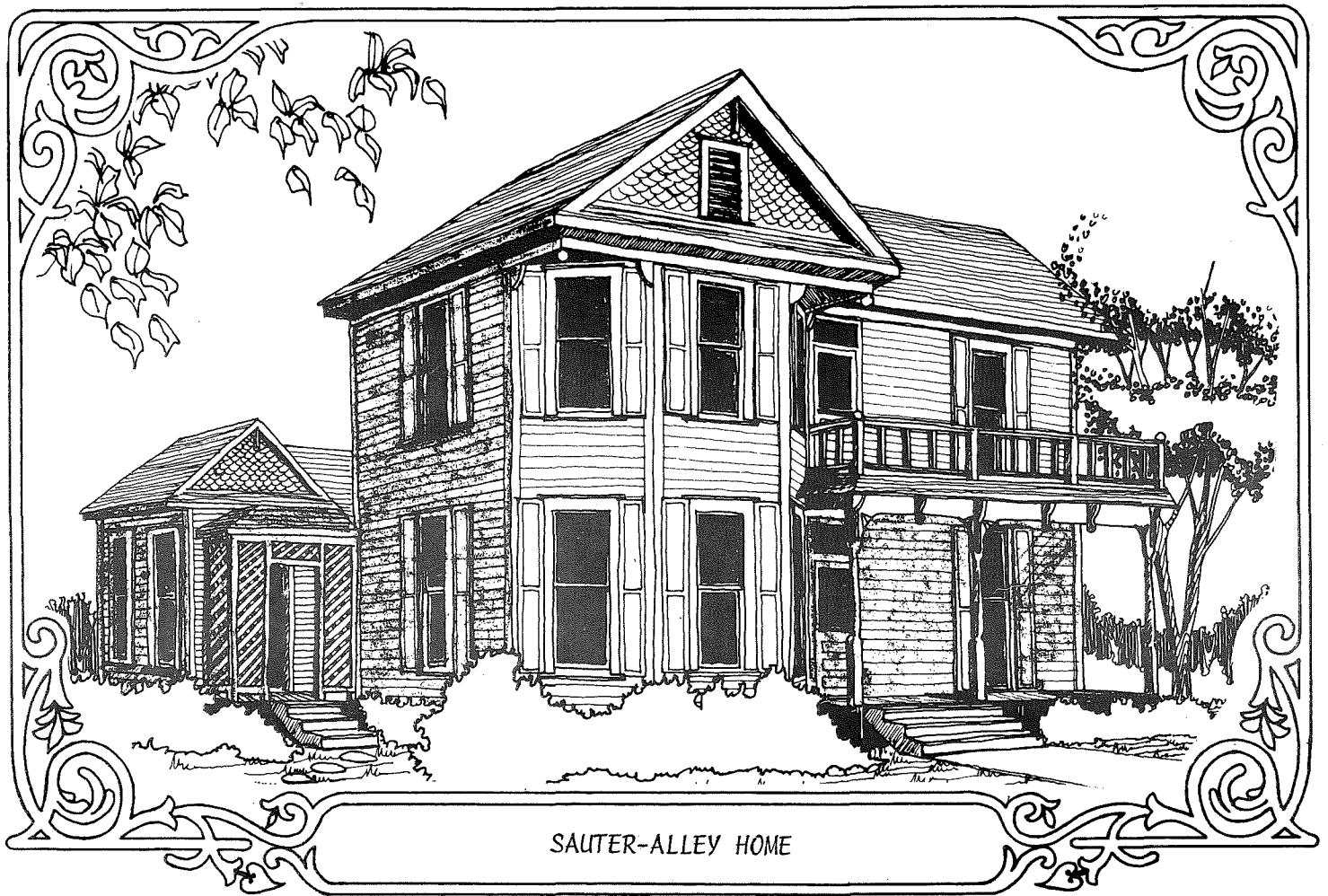
WEISIGER - WHITE HOME (OPEN)

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. Eyers 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.

Eyers, 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 has been restored this year with a loan from the Historic Revolving Fund which was administered by the Austin Redevelopment Authority. A second loan from the Heritage Society of Austin allowed the owners Jack and Debbie Evins to put the finishing touches on this early Hyde Park Residence. The Weisiger-White Home is zoned Historic.



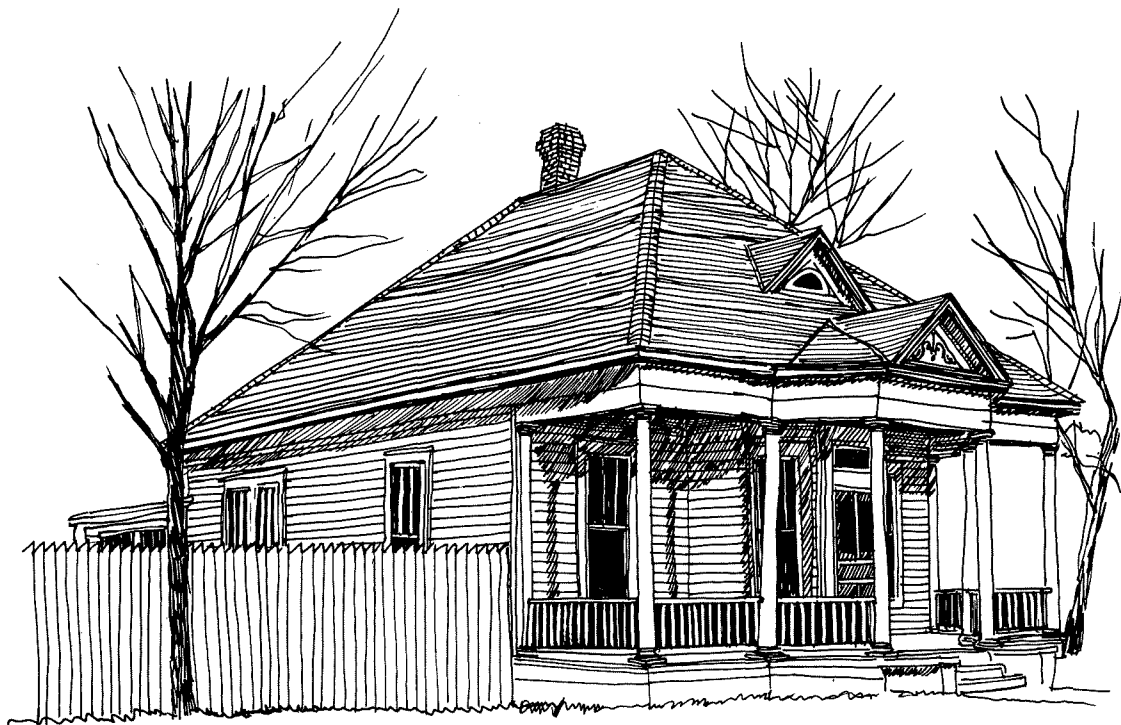
SAUTER-ALLEY HOME

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. Eyers. 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, exposes, 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)

In 1920 the home was purchased by the Alley family who owned it for over 40 years. The home was in a condemned condition in 1976 when it was purchased by Blake Williams and Mike and Janet Sandidge. The restoration of this grand Hyde Park Victorian home should be finished within the next few months.



ZIMMERLI - ROSENQUIST HOME (OPEN)

*This turn of the century, elegantly proportioned home is our most recent example of a "saved" Hyde Park Home. It was first occupied by Julius and Ida Zimmerli, who purchased it from Monroe M. Shipe in 1903. Later the property was owned by John and Helena Rosenquist and it remained in the Rosenquist family until 1937. The house then became rental property and fell into disrepair.*

*Judy Sanders of Austin Vintage Homes, Inc. purchased the property in March of 1980. The home has been extensively remodeled including the addition of a new bedroom in the attic. Of special interest is the near-octagonal entry way which forms a vestibule unlike any other in Hyde Park.*

*Restoration of the original round columns and their placement along the porch will enhance the graceful, classical lines of the facade.*

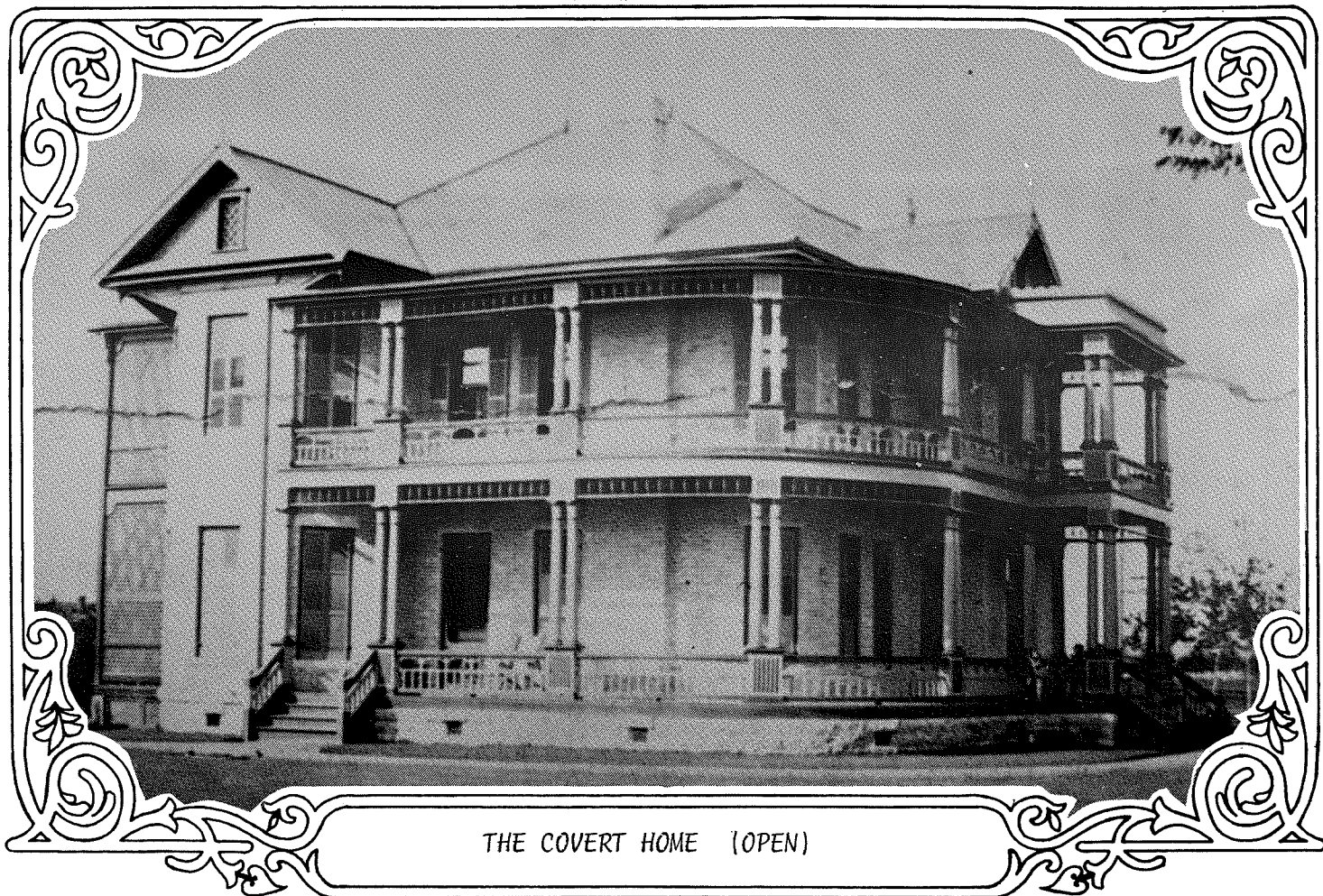




In 1893 Christopher H. Page designed and built this home with William J. Sutor supplying the lumber. Page was born in England and came to Austin in the 1880's to be the chief stone mason on the State Capitol.

His son, Charles H. Page, who also lived here, helped his father on the Capitol Building. Charles began work in Architecture when he was sixteen and in 1907 he married Marian Maas, daughter of Captain Louis Maas, an old pioneer citizen of Austin. Charles Page was an active Architect in Austin for sixty-five years, designing the American Statesman Building (Colorado at 7th), the Travis County Courthouse, the Austin National Bank Building, the Texas School for the Deaf, and the U.S. Courthouse (18th & Colorado) as well as many other buildings around the state.

The John Gilbert family owned the home from 1933 until 1977. At that time it was purchased by Wanda and Gary Penn, who have painstakingly restored this Hyde Park Landmark. It is zoned historic.



THE COVERT HOME (OPEN)

Frank Covert was born in Iowa. By 1873 his family had moved to Austin and in 1885 he married Miss Annie Cottingham, a native Texan and a daughter of Alf. Cottingham, who was a member of a Texas pioneer family.

By the late 1890s 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. They moved into this two-story brick home in 1898.

In the early 1880s Frank Covert was in the stationary and book business, but by 1887 he had established himself in the real estate and insurance business at 714 Congress Avenue. He sold real estate and insurance in Austin for over 20 years and in 1914, he founded the Covert Automobile Company. He also donated the renowned overlook of Mt. Bonnell to Travis County.

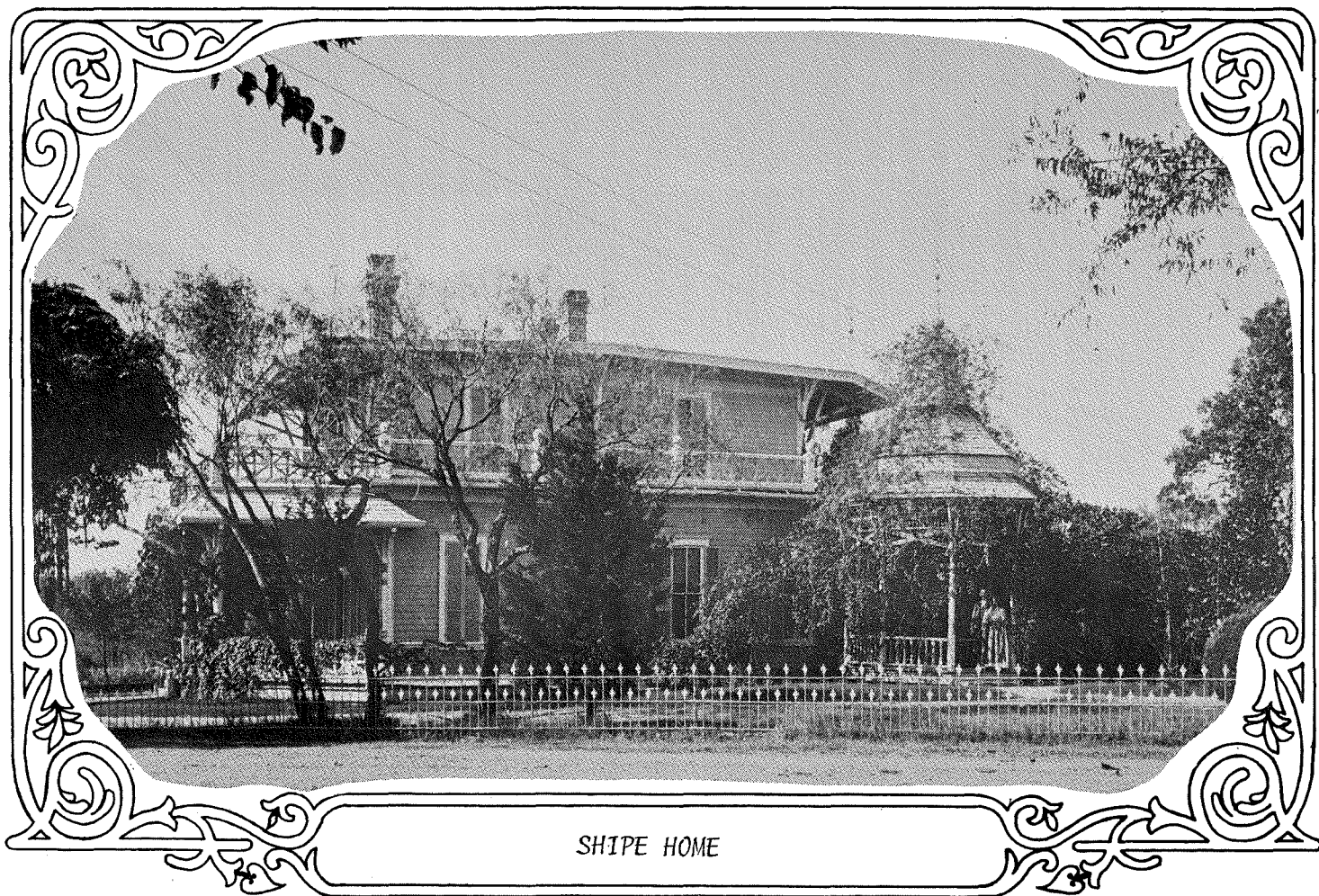
The Covert home has been in a state of disrepair for many years. It was purchased by the present owners in 1979 and an extensive restoration effort is nearing completion. The Covert home is zoned historic.



HEIERMAN HOME

Charles A. Hildreth hired carpenter-builder William Voss to build this two story frame home. The home was finished in January 1902. In 1904, his widow, Nancy Ann Hildreth, married Webster Flanagan. He was a collector for 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. They operated out of the Heierman Building at 115 East 5th Street and they were manufacturers of brass and iron castings, dealers in bagging ties. The home is still owned by the Heierman family.



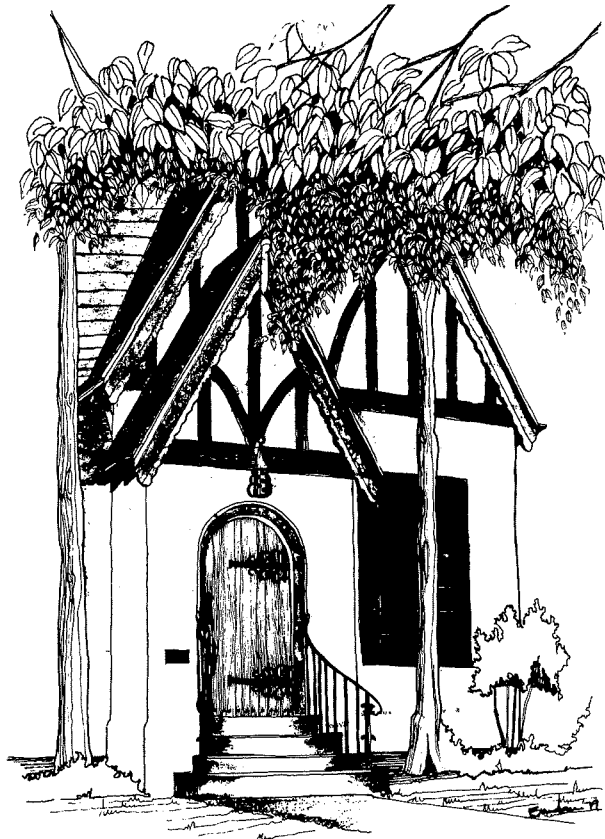
SHIPE HOME

Monroe M. Shipe came from Kansas as the agent for the M.K. & T. Land and Town Company, a "syndicate of northern capitalist" who had bought the land which was to become Hyde Park. In 1892, Shipe had this two story home built using timbers from the old state fairgrounds grandstand. The original home had 19th Century gingerbread (as pictured above) and this combined with a large overhang made the structure notably individualistic.

Shipe became very successful as a Real Estate developer in Hyde Park. He also was a backing force for the first dam across the Colorado River and from the power generated by the dam he was able to bring electric street cars to the City of Austin.

Peter Mansbendel, a son-in-law of Shipe, lived in this home when first married. He was the foremost wood carver 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.



THE MANSBENDEL HOME (OPEN)

*This home was built by William Kutalek in 1912 for Clotilde Mansbendel. It was built from part of the old Hyde Park School, which was no longer needed when the new Baker school was opened at 39th and Avenue B.*

*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 with whom 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 redesigning of this home fit for the finest of Swiss wood carvers here in Hyde Park. Outstanding examples of his work can be found in the doors of the San Jose Mission and the Spanish Governor's Palace in San Antonio as well as fashionable homes throughout the state.*

*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 (OPEN)

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.



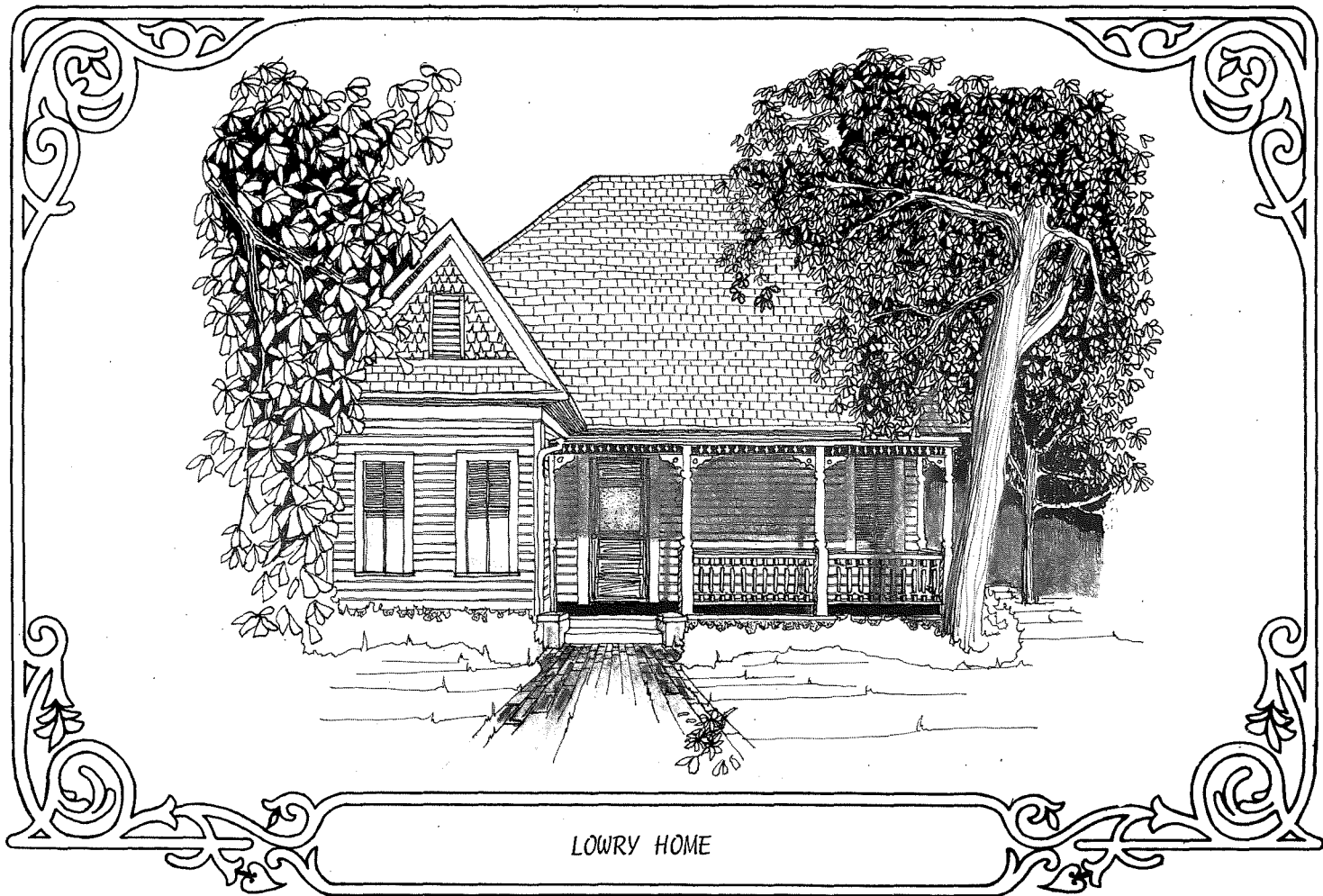
MARCUSE HOME (OPEN)

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.



In 1891 the first school in the Hyde Park Area was the Oak Hill School just below the State Lunatic Asylum on Guadalupe Street. Miss Mary Lowry was the principal of this school, which was more commonly referred to as Scott's Store School because of its location in the rented store.

About that same time Col. Shipe opened his own free (he paid the teacher) elementary school. It was a two room structure located at what is now 39th and Speedway. In 1892 the Austin School System purchased Shipe's school building, added three more rooms, and named it Hyde Park School. The students from Oak Hill and the "Free School" were combined and Miss Mary Lowry taught there. In 1894 she became the second principal of this early Hyde Park School, which in 1902 was renamed DeWitt Clinton Baker School. She was principal until 1910.

Mary Lowry bought the land at 4001 Avenue C in 1894 and by 1903 she had contracted with William Voss, Sr. to construct a one story frame house which was to be built for the price of "\$1300 in gold coin of the United States of America." Nelson Lowry, her nephew, grew up in this home. He was for a time in the Real Estate business and later he was an oil operator. About 1906 he married Alvina Marcuse and by 1922 they were living in the Marcuse home at 3913 Avenue C.

The Lowry home was purchased and restored by Scott Hoffer in 1979.

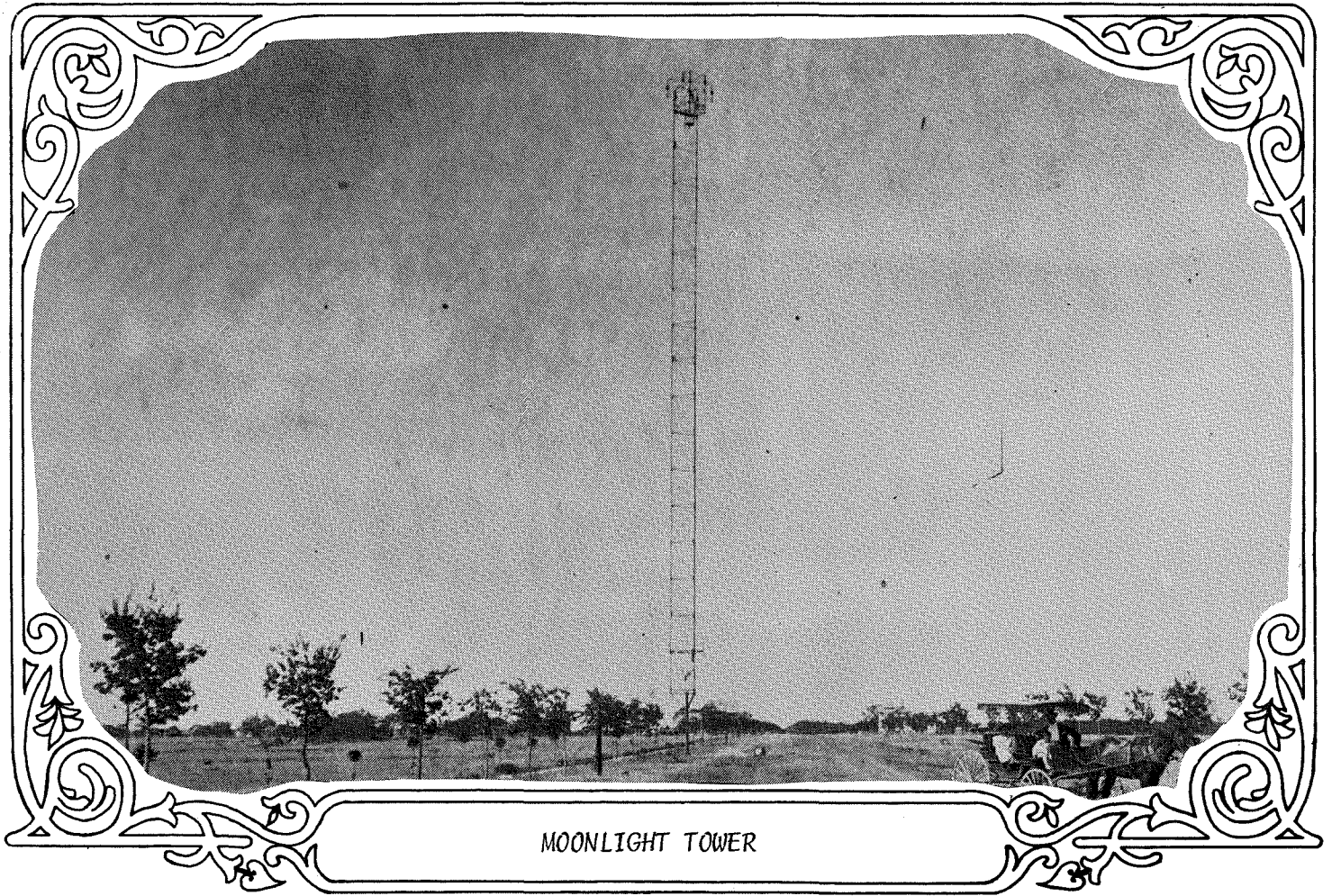




*By far the largest and oldest structure in the Hyde Park area is the main building of the Austin State Hospital. "The State Lunatic Asylum" was authorized by an act of the State Legislature in 1856. The institution, serving about a dozen patients, opened in May of 1861 under Superintendent Graham who was appointed by Governor Sam Houston. By 1867 the building had accommodations for up to 70 patients many of whom at this time had listed as cause for insanity, "the war," "fright from soldiers," and "soldiers marauding."*

*In the 1890s the buildings and grounds were extensively developed and the massive pillars and facade were added to the main building. A pool was formed from an old artesian well and a chain of artistic lakes and lilly ponds were created. The photo above was taken shortly after 1896.*

*The institution was renamed the Austin State Hospital and today there are over 100 structures on the grounds. The State Hospital employs over 1400 Austinites. In 1966, it was recorded as a landmark of the state of Texas.*



MOONLIGHT TOWER

Early Hyde Park advertisements by the M. K. & T. Land & Town Company proclaim "lighted streets" as well as many other amenities. The "lighted streets" refer, of course, to Austin's first Moonlight Tower which was operating at 41st and Speedway by May of 1895.

The cast and wrought iron tower is 165 feet tall and it was thought at the time that one tall tower would be easier to maintain than numerous small street lamps. The contract with the Fort Wayne Electric Company stated that the towers' carbon arc lamps would illuminate a circle 3000 feet in diameter so that "time could be read on an average watch on the darkest night."

The towers have not been maintained by the city in recent years, but the historical importance of Austin's first Moonlight Tower has not been lost on the residents of Hyde Park. The Hyde Park Moonlight Tower is considered to be just as significant as our largest Victorian Home.



WALTER H. BADGER HOME

Walter Badger, a native of Gonzales, purchased this home from the M. K. & T Land and Town Company in 1908 for \$3,500. The price included three additional lots to the south of this property.

The Badger 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. Walter Badger, one of the sons, was identified with Central Texas business affairs for over fifty years. He was a director of the American National Bank. He served as chairman of the Austin Citizens' Committee which averted the removal of the University of Texas from Austin and which later handled the greater campus acquisition program. In 1923, Mr. Badger and others subdivided the famous Yellow House Ranch in West Texas. The selling of these small farms resulted in the location of hundreds of families about Littlefield.

In 1883, Walter Badger married Miss Bettie Johnson in Marble Falls. She was the eldest daughter of General Adam Rankin Johnson, founder of Marble Falls, and the Confederate General who led cavalry raids into Indiana and Ohio. Mrs. Badger's mother was a member of the Eastland family of Fayette County who settled in Texas before statehood.

The Walter Badger Home is at this time offered for sale to the public. The Hyde Park Neighborhood Association sincerely hopes that someone will soon purchase and restore this fine old home.



WOODBURN HOME (OPEN)

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 19th and early 20th 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 Jackson. Bettie Woodburn is credited with writing and proofreading many of his speeches.

In 1978 the Hyde Park Baptist Church purchased the property and attempted to move the home outside of the city - even though it was zoned historic. After a year long struggle with the Hyde Park Neighborhood Association, the Baptist Church consented to allow George Boutwell to move the Woodburn Home from 200 East 40th to its present location. The Woodburn Home will be completely restored later this year.

# ARCHITECTURAL STYLES IN HYDE PARK

By Kim A. Williams.

The built environment affects all of us. It influences us physically, socially, psychologically, economically and spiritually, but most of all, personally. When one looks at the total environment, residential architecture is probably the first and most important image that comes to mind. Many people have strong emotions about their home and neighborhood, and this is proper, for we spend an immense amount of time living, working and relaxing in this environment. But unlike the era of our forefathers, today there is considerable difference of opinion about what makes a desirable home, neighborhood, even city. Those differences may be inevitable when one considers the many factors that interact in the process of selecting a desirable habitat. Such factors include architectural style, security, efficiency, landscape, geographical position, social amenities, and others. The purpose of this neighborhood and home tour is to present one example of a residential alternative.

It seems ironic that Hyde Park, historically one of Austin's earliest and finest suburbs, now struggles to exist as one of its inner city neighborhoods. Yet this evolutionary process, at times somewhat destructive, gives rise to the intrigue and attraction for today's preservation/revitalization movement. It is important to realize that through this paradoxical evolution a neighborhood is born -- one with a variety of architectural styles, a mature and diverse landscaped setting, a significant cultural heritage, an energy-efficient location and a special social cohesiveness. This formula is not unique. Many similar environments exist in historical neighborhoods throughout the U.S. The important point, however, is that to Austin and its visitors, our neighborhood is both unique and special.

Since the most characteristic feature of Hyde Park is its 95 years of varied architecture, this section provides a brief overview of the styles and their particular significance.

The beginnings of Hyde Park in the 1890s were rooted in the Texas Victorian Era. This period evolved into the next era, 1900-1910, which revered several types of revival or "neo" styles, with particular emphasis on "classical revival" and "colonial revival". The second and third decades of the 20th century valued a new style of American architecture -- the Bungalow. A development of the newly-founded Arts and Crafts Movement (1900-1920), the Bungalow style provided a prolific building vocabulary found in many Hyde Park homes. This style, which continued until the beginnings of World War II, ended what is generally considered historic stylistic examples of American architecture. Preoccupation with that war and the subsequent economic and industrial changes caused residential styles to blend into a more generalized type, and by the mid-1930s, the ranch style home becomes commonplace throughout America as well as in Hyde Park. This is not to say that architectural design died in 1936. Rather, the significant design types reflected in the Prairie, Modern and International Schools were not exhibited in Hyde Park.

Today, the need for new construction has generated a wave of architectural revitalism in Hyde Park. Some of this development respects the architectural integrity of the neighborhood and strives to reflect the architectural styles and ambience of previous eras. Though the actual design formulas vary, the essence of the Victorian style and the bungalow forms are re-surfacing in new and creative ways.

The following examples illustrate these various historic architectural styles and offer a brief description of their respective characteristics.

## Victorian

The word Victorian describes a varied architecture, lifestyle, art and religious doctrine of a colorful era in history. This exuberant, oftentimes chaotic, period from approximately 1837 to 1901 influenced Texas styles in a variety of forms, but its effect on Hyde Park occurred during the neighborhood's earliest development in the 1890s. Many factors contributed to the specific "Victorian" styles reflected in the neighborhood's residences. Advances in the building industry, a new prosperity, and the availability of house-plan books and details all contributed to the rich variety and fanciful creativity of the time. While these homes may seem somewhat frivolous to us today, their floor plans, spatial configurations, and construction techniques were all considered functional and efficient to their builders.

The particular "Victorian" styles illustrated in Hyde Park should all be classified as locally influenced "Victorian", otherwise affectionately known as "Texas Victorian". However, popular influences such as the "Mansard", exemplified in the original pavilion (demolished long ago), and a more popular variation of the Victorian "Queen Anne", exemplified in the Oliphant House, did establish a relationship to the larger Victorian movement.

These structures clearly reflect an important link to our architectural past and our cultural and social history as well. They also give us insight into an intriguing, colorful, and somewhat frivolous past.



Victorian Cottage - 4206 Ave. F

## Classical Revival

The second and third decade of Hyde Park's growth (1900-1920) witnessed a social and architectural movement away from the excesses and gaities of the Victorian Era. European architecture, formerly held in such high repute, no longer maintained its exclusive position of inspiration. Americans began to look to other sources for design inspiration and found it within their country's architectural exhibitions as well as through improved national travel, tourism, and the mass media. The general public was particularly enamored with the classical styles of the Roman and Greek periods. Since these styles had been revived in colonial times, many examples of classical architecture were found within the colonial cities of the eastern seaboard. The 20th century revival was to be labeled the "neo-classical movement" or, in the residential industry, "colonial revival movement". Architectural concepts such as symmetrical facades, floor plans, and sensitive proportion provided the basic formula for many homes of this period. Architectural details composed of classic columns, prominent porticoes, geometric patterns, rectangular windows with small, multilight sash, and classical entryways, are still visible today and typify the neo-classical vocabulary.

During the early years of this movement, the large two-story "Classical Box", such as the Woodburn House (pg. ), was a popular expression of the neo-classical movement. A later, classical derivation was the smaller, more economical "Classical Rowhouse", still embodying the basic elements of the style. The following sketch illustrates one of Hyde Park's better examples of this category. Today's extant examples of these styles continue to offer important statements of our social, cultural, and architectural heritage.



Classical Revival Rowhouse - 4106 Ave. D

## Craftsman Movement

The movement away from the ornate Victorian and the revival styles finally evolved into a new and unique style spawned by the Arts and Crafts Movement (1910-1930). This movement, sometimes referred to as the Craftsman Style, maintained two basic principles: 1) To express the structure honestly so that the structural elements could also be decorative (unlike the Victorian or classical counterparts), and 2) the honest use of materials such as fieldstone, handsplit shakes, wrought-iron hardware, etc. The Craftsman design found predominantly in Hyde Park is the Craftsman Bungalow and many close derivatives. This design was typically a single story house with one or more broadly pitched, overhanging gables. A smaller gable cap covered the entry porch; brackets offered support for the broad gable overhangs, and stone foundations and fireplaces were also typical. The exterior walls were usually clad with a narrow, drop pattern clapboard or with a natural stucco skin. The basic design, which adapted to the California climate, was historically similar to the road-houses of India and later was a highly serviceable design in the hot and humid Texas climate. And today's extant examples of this style continue to offer a most functional and well-designed residence.

Examples of this style can be viewed throughout Hyde Park, notable at 4301 Avenue D, 4103 Avenue C, and 4110 Speedway (included here as the sketch below).



Craftsman Bungalow Style - 4110 Speedway



## Recent Times

The Great Depression of the twenties and World War II placed a damper on stylistic design efforts during the decades of the 1930s and 1940s. Following the war, the concern for housing seemed to move towards tract homes found typically in the new suburban movement. New industrial breakthroughs, increased mass production, and a more intense housing demand began to affect all cities, including Austin and Hyde Park. The basic design of these tract homes was generally referred to as the Ranch Style. In part, this design was a gross oversimplification of the bygone Craftsman Styles and the contemporary designs of the Prairie School (Frank Lloyd Wright). Subdivision restrictions, as noted in the Shadow Lawn subdivision of Hyde Park, typified these coming styles with regulations such as prescriptions of stone veneer, minimum square footages, setbacks, and other dimensional prescriptions. Variations of these styles continued into the 1950s at which time single family development in Hyde Park declined with the increasing interest in suburban sprawl. Apartment developers soon began to capitalize on this situation and non-descript apartment complexes quickly inundated a neighborhood that boasted five decades of a distinctive family-oriented architecture.

During the late 1960s and particularly into the 1970s, a renaissance of sorts occurred in Hyde Park. For various reasons, the move away from inner city neighborhoods, such as Hyde Park, started to reverse, and interest was again given to the many amenities associated with such a neighborhood. Residential restoration, renovations and other redevelopment activity has steadily revived the Hyde Park neighborhood. Additionally, new residential structure, designed in styles compatible with the older structures, offer new hope that the image and essence of the original Hyde Park will continue to offer its residents a unique living environment.

The following sketch illustrates a new residence compatible in design with the older Victorian homes of Hyde Park.



New "Victorian" Image 205 E 43rd St.

The information on the structures in this booklet was compiled and written by John Sanford, except for the Bell-Smith Home by Julie Strong, and the Zimmerli Home by Kay Frels. All the information is courtesy of the Austin-Travis County Collection. A great deal of research was done by Jack Evins and Dorothy Richter.

The drawings are from Rick Baudoin, Ruth Reeder, George Boutwell, Joe Freeman, Steve Frels and Fred Evins

Photo research and identification by John Sanford. All photos courtesy of the Austin-Travis County Collection.

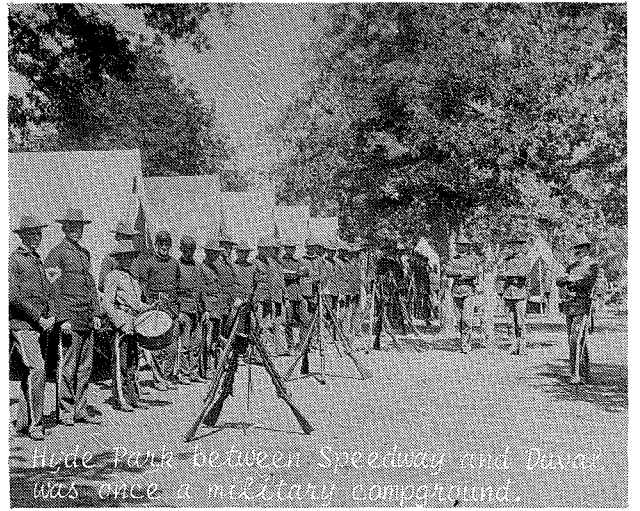
Lay out and design by George Boutwell. Hyde Park History and Tour Map by Jack Evins. Architectural Styles written and drawn by Kim Williams.



Ave B Grocery sometime after 1910.



*A gathering in Col. Shipe's backyard*



*Hide Park between Speedway and Duval was once a military campground.*



*Sauter-Moffet Home which formerly stood at 39th and Ave F*



*Lady on bridge over a pond on State Hospital Grounds - 1890's*



*State Hospital & Grounds prior to 1896*



THE HYDE PARK PAVILION

In May of 1892 the citizens of Austin were anxiously awaiting the completion of the large Hyde Park Pavilion. The frame building was 60 by 132 feet in size and contained a dance floor (60 feet square) made of narrow hard maple strips. For dancing purposes this floor was considered far superior to any other floor in the city.

The Rapid Transit Company, builder of the pavilion, promised to provide, "entertainments of a high grade during the coming summer months at a trifling cost to the public." The grounds were enclosed with a neat picket fence and the location next to the Hyde Park Pond made the pavilion the social "hot spot" of the 1890's and early 1900's.

The Thursday night dances called "germans" were especially popular with the young people, and by September of 1892 it was reported by the Austin Daily Statesman that, "the young ladies of Austin, or at least 25 of them are forming what might be termed a 'click' to perfect a movement looking to the giving of "germans" twice a month during the winter season."

The young ladies were in the process of selecting the best "foot manipulators" to accompany them to the dances, and they had drawn up by-laws which stipulated that the young men chosen to attend these "germans" would be "expected to pay their pro rata for the hall." There can be no doubt that a lively social season was enjoyed by all.