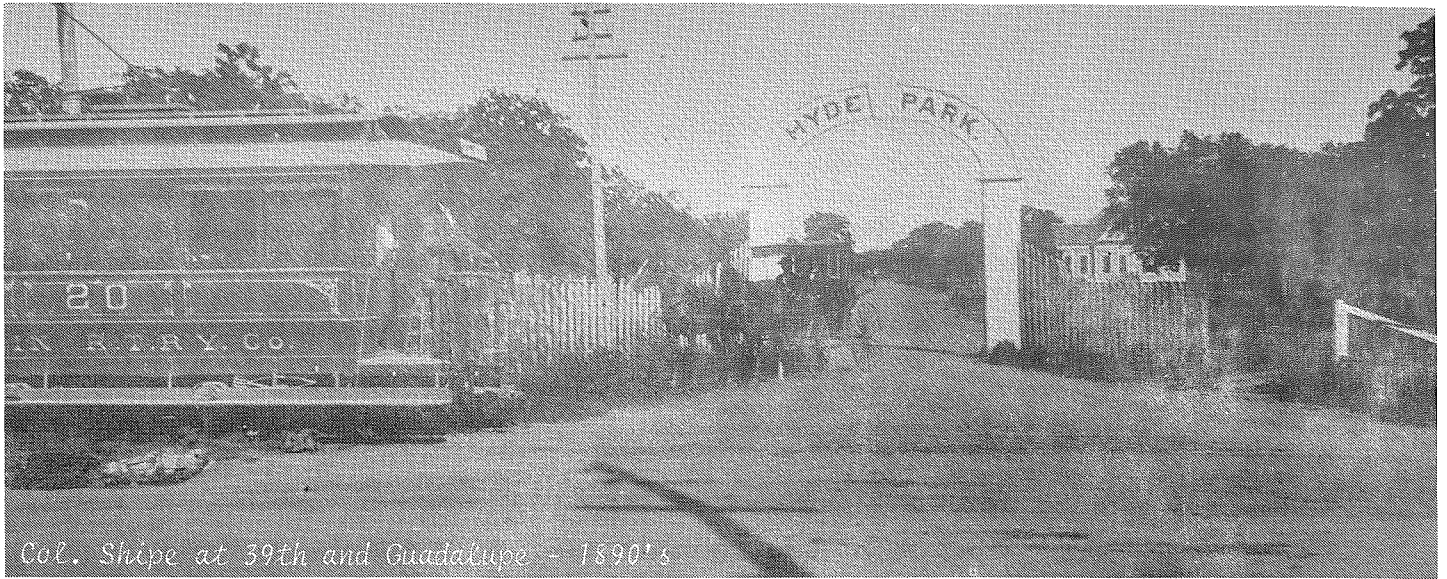


HYDE PARK

HISTORIC
HOMES
TOUR
1981



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



The Hyde Park Pavillion.



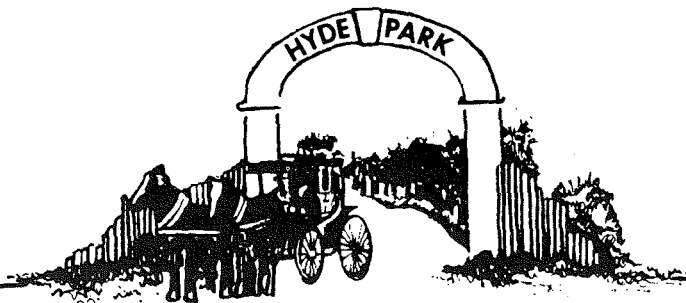
*Crawford's Hyde Park Grocery,
northeast corner, Guadalupe & 41st - 1890's*



Marcuse Home in 1910.



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



Dear Guests,

Welcome to the Hyde Park Historic Homes Tour, 1981, the fifth tour sponsored by the Hyde Park Neighborhood Association. We appreciate your being with us and we hope you will enjoy our homes and our neighborhood. As you step back in history, we hope you will sense the cooperation, the determination, the perseverance, and the love which have made the restoration and revitalization of Hyde Park possible.

The homes on the 1981 tour represent the diversity which makes Hyde Park unique. A number of the homes have been designated historic by the City of Austin and are period pieces restored with great detail. Other homes are the smaller houses which are the core of Hyde Park, reflecting the moods and traditions of yesterday and today. In addition, one example of adaptive use, the Badger/Extend-A-Care house has been included. Although HPNA has as one of its goals the restoration and preservation of homes for owner occupancy and works to maintain the residential nature of the neighborhood, the Association appreciates the preservation of this historically significant house which serves as a buffer between the intensive land use to the south and east and the residences to the north and west.

Not only is HPNA proud of its homes, but proud also of the people who molded its history. This year, we wish to call attention to some of the artists who lived and worked in early Hyde Park -- Elizabeth Ney, Peter Mansbendel, and the Weigl Family. The Mansbendel home is featured in the booklet; the lives and works of all three are discussed in the article "Early Artisans of Hyde Park."

A special moment in HPNA history occurred this spring when the Heritage Society presented its Appreciation Award to the Association. This award emphasizes the degree to which HPNA has been successful in "preserving the historic and unique character of Hyde Park . . . and effecting improvements, restoration and preservation of the Hyde Park community." The hard work and dedicated concern of those neighbors who restored their homes and made them a part of this and earlier tours were essential in achieving this award. Important also were the founders of the Association and those who first believed that Hyde Park was worthy of restoration and preservation.

In an effort to continue improvements within Hyde Park, the Association plans to use a portion of the net proceeds from this tour as seed money for a cooperative program with the City of Austin's Parks and Recreation Department. Specifically, these proceeds will provide initial funding for a toddler play area in Shipe Park. This tour is dedicated to the children of Hyde Park, to their pleasure, to their safety, to their future.

Best wishes for a good day in Hyde Park and do come back again.

Celeste B. Cromack

Celeste B. Cromack
President

Hyde Park Neighborhood Association

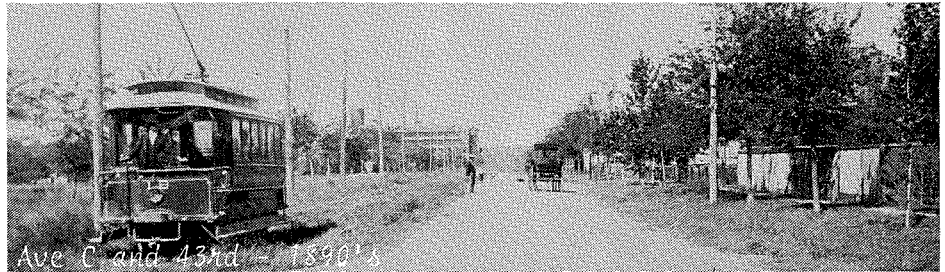
THE HISTORY OF



Shipe Home in 1892 or 1893



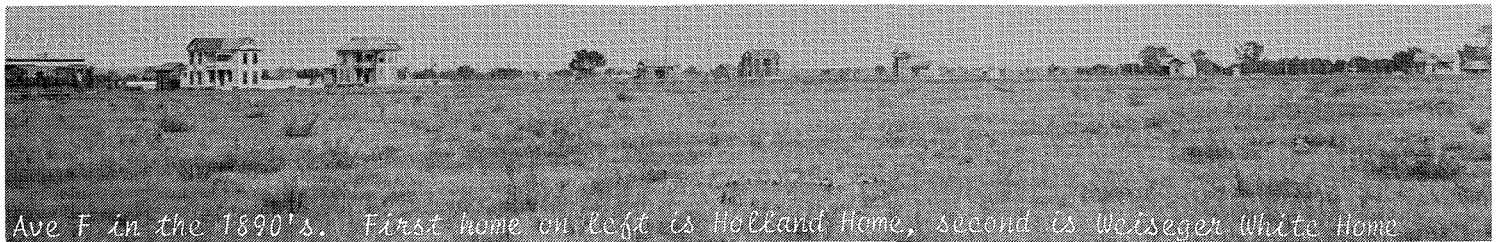
Lake and Lilly Ponds on State Hospital Grounds - late 1890's.



Ave C and 43rd - 1890's



First building at State Hospital



Ave F in the 1890's. First home on left is Holland Home, second is Weiseger White Home

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 people from all over who came to see exhibits of the latest manufactures and farming 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 1891, 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.

NO.	LANDMARK	OPEN/ NOT OPEN	ADDRESS	DATE BUILT	SEE PAGE
1	Robert T. Badger Home	Open	4006 Speedway	1906	10
2	Moonlight Tower°	--	41st & Speedway	1895	11
3	Sauter-Alley Home	Open	4012 Ave. F	1897	12
4	Holland-Klipple Home	Open	4100 Ave. F	1893	13
5	Weisiger-White Home°	Not Open	4104 Ave. F	1892	14
6	Walter H. Badger Home	Not Open	4112 Speedway	1908	--
7	Bell-Smith Home	Open	4200 Ave. F	1895	15
8	Kopperl-Lang Home	Open	4206 Ave. F	c.1909	16
9	Morris A. Kopperl Home°	Open	4212 Ave. F	1896	17
10	Clark-Emmert Home	Not Open	4300 Ave. D	1895	18
11	Avenue B Grocery	Not Open	4403 Ave. B	c.1909	--
12	F. T. Ramsey Home	Not Open	4412 Ave. B	1893	19
13	Woodburn Home°	Not Open	4401 Ave. D	1909	20
14	Neans-Frels Home	Open	4512 Ave. F	c.1905	21
15	Hofer Home	Open	4510 Ave. G	1900	22
16	Elisabet Ney Studio**°	(Display)	304 E. 44th	1892, 1902	--
17	Inshallah°	Not Open	602 E. 43rd	1872, 1907	--
18	Bradford-Nohra Home	Not Open	4213 Ave. G	1907	--
19	John M. Bell Home	Not Open	4101 Ave. G	c.1897	--
20	Clarkson-Crutchfield Home	Not Open	4001 Ave. G	1904	--
21	Wolf Home	Not Open	4002 Ave. H	c.1907	--
22	Page-Gilbert Home°	Not Open	3913 Ave. G	1893	23
23	Frank Covert Home°	Open	3912 Ave. G	1898	24
24	Heierman Home	Not Open	3909 Ave. G	1902	--
25	Monroe M. Shipe Home°	Not Open	3816 Ave. G	1892	--
26	Peter Mansbendel Home°	Open	3824 Ave. F	1912, 1926	25
27	W. J. Oliphant Home°	Not Open	3900 Ave. C	1894	26
28	Marcuse Home°	Not Open	3913 Ave. C	1894	27
29	Hyde Park Presbyterian Church	Not Open	40th & Ave. B	c. 1898	--
30	Austin State Hospital*	Not Open	4110 Guadalupe	1857	--

* National Register Property † Registered Texas Landmark ° Austin Landmark



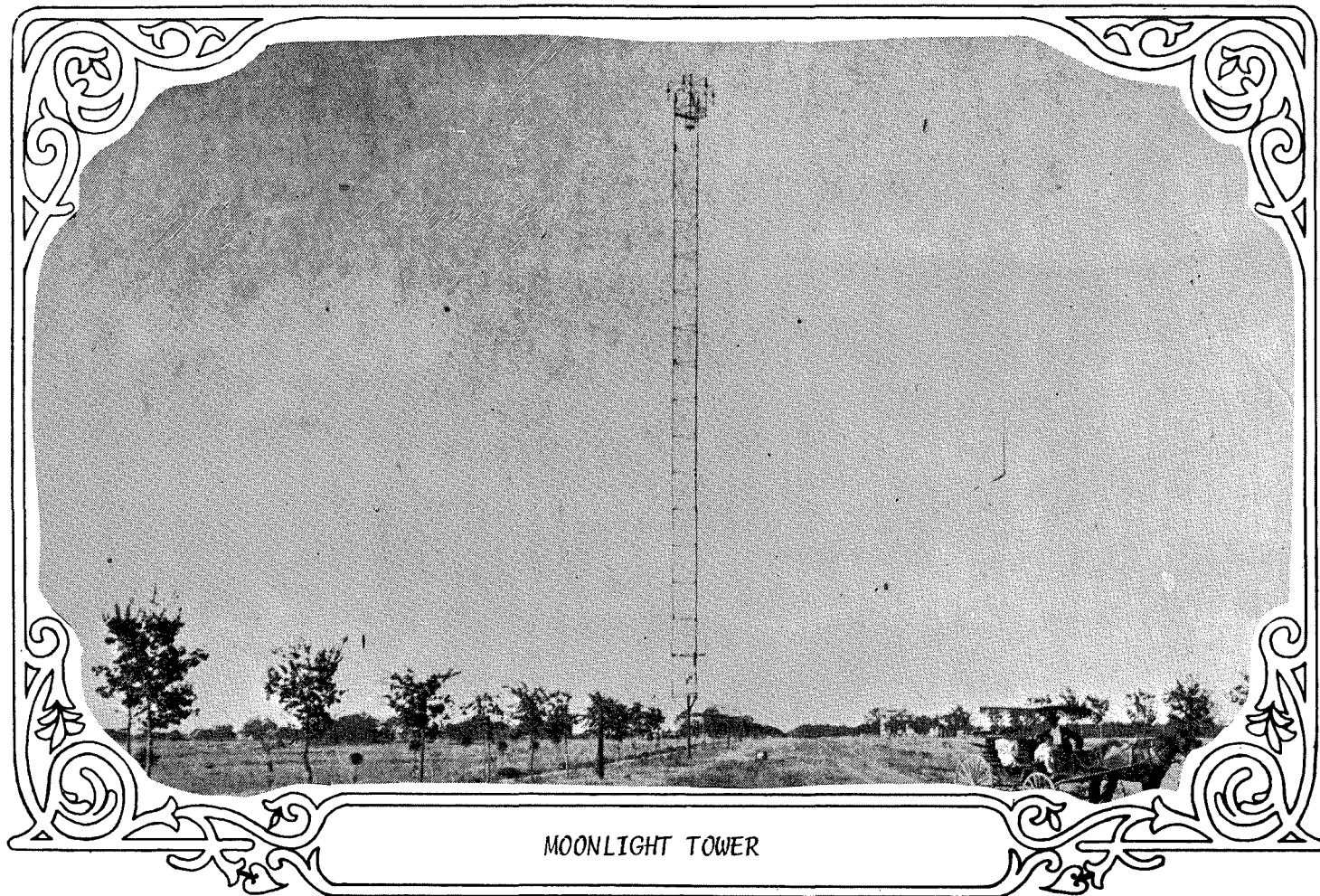
ROBERT T. BADGER HOME (OPEN)

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.

The house was then held for some time by Shettles Memorial Methodist Church. In 1979, Extend-A-Care, a child-care organization, purchased the home. Extensive interior remodeling took place, converting the former residence into the administrative office for Extend-A-Care. Today, the Robert T. Badger home stands as one of the few examples in Hyde Park of "adaptive use."



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."

Of the 31 original towers, only 19 remain standing today. Many have been dismantled over the years; three have collapsed due to bad weather or collisions. The most recent casualty had stood on The University of Texas campus, until a mysterious accident involving construction equipment destroyed that tower in December, 1980.

The towers have been somewhat neglected 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.



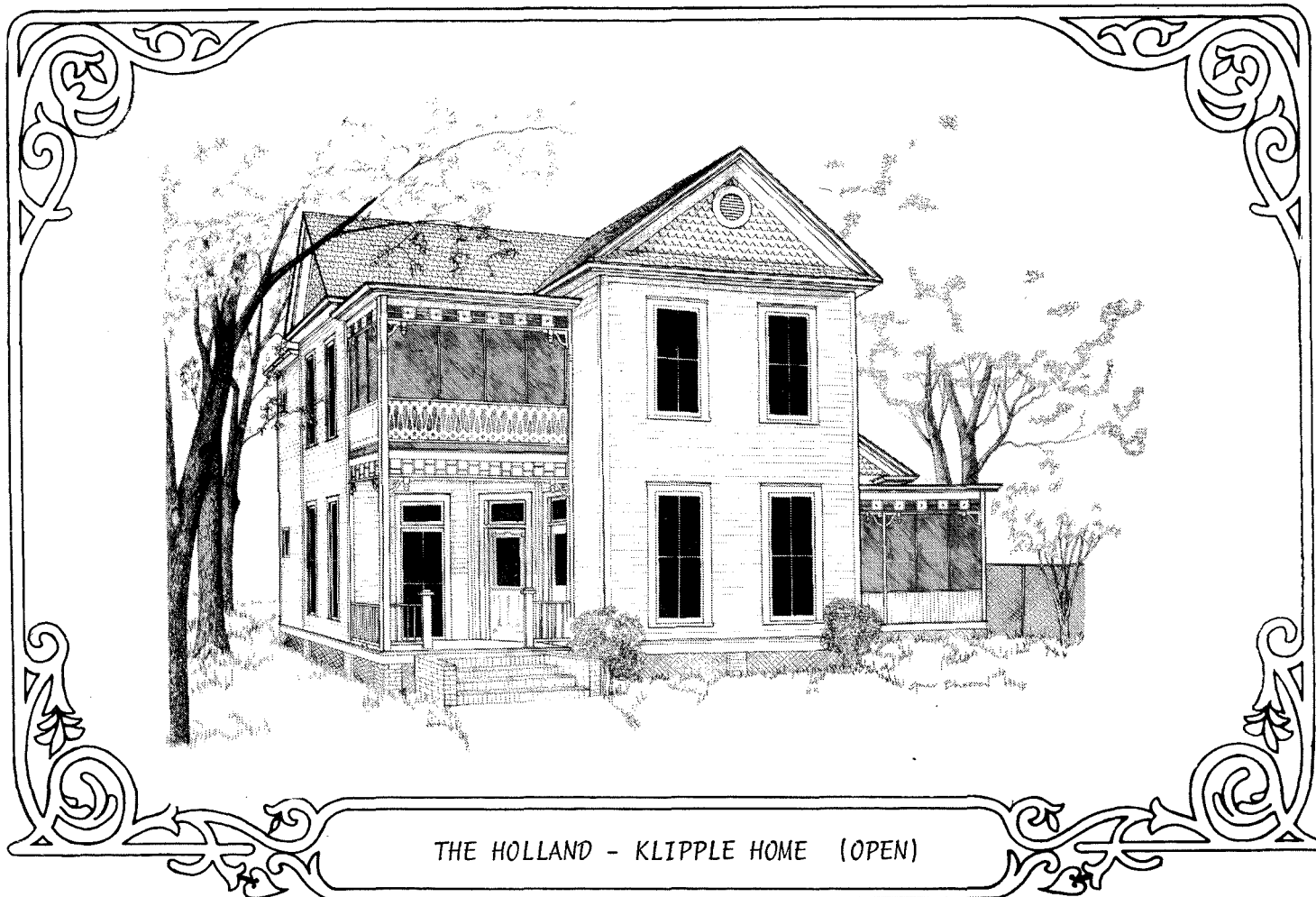
SAUTER-ALLEY HOME (OPEN)

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.



THE HOLLAND - KLIPPLE HOME (OPEN)

In 1893, Col. James Kemp Holland contracted with Wm. G. Evers to build a home for Holland and his wife, Annie, next door to their daughter and son-in-law, Jessie and Samuel Weisiger. Holland, born in 1822, had moved to Texas at age 20. His father, Spearman Holland, was a member of the Republic's Congress. James Holland would follow in his father's footsteps by becoming a state representative in 1849 and a state senator in 1853. He served in the U.S. Army during the war with Mexico, leading a battallion in the "Battle of the Rooftops" in the taking of Monterrey. Returning to Texas, he again held a legislative seat after Texas' secession in 1861. Holland is credited with making the first report on the proposed University of Texas to the state legislature.

The Hollands raised six children, but all were grown by the time they moved into Hyde Park. Col. Holland was killed in a buggy accident in 1898, and his widow continued to live in the house until shortly after 1901. After several changes of occupancy, Francis J. Smith, an Austin dentist, moved into the house in about 1908, and his family remained there until after 1920.

In 1923, Sarah Elizabeth Gayle bought the house and moved in with her married daughter's family. Mrs. Gayle's son-in-law, Henry J. Klipple, was a cabinet-maker, and the household was quite large, eventually including Klipple's wife, several children, Mrs. Gayle, and his own widowed mother. The home has remained in the hands of the family ever since. Currently, one of Mrs. Gayle's great-granddaughters, Mrs. Carol Adams, and her husband, Ernest, are restoring the old family home and are looking forward to moving in once work is completed. The Adams family, with their two children, will bring the fifth generation of this early Hyde Park family into the residence.



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 Weisigers 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 Sauter-Alley house at 4012 Avenue F and the Holland-Klipple 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 with the help of 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.



BELL - SMITH HOME (OPEN)

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.

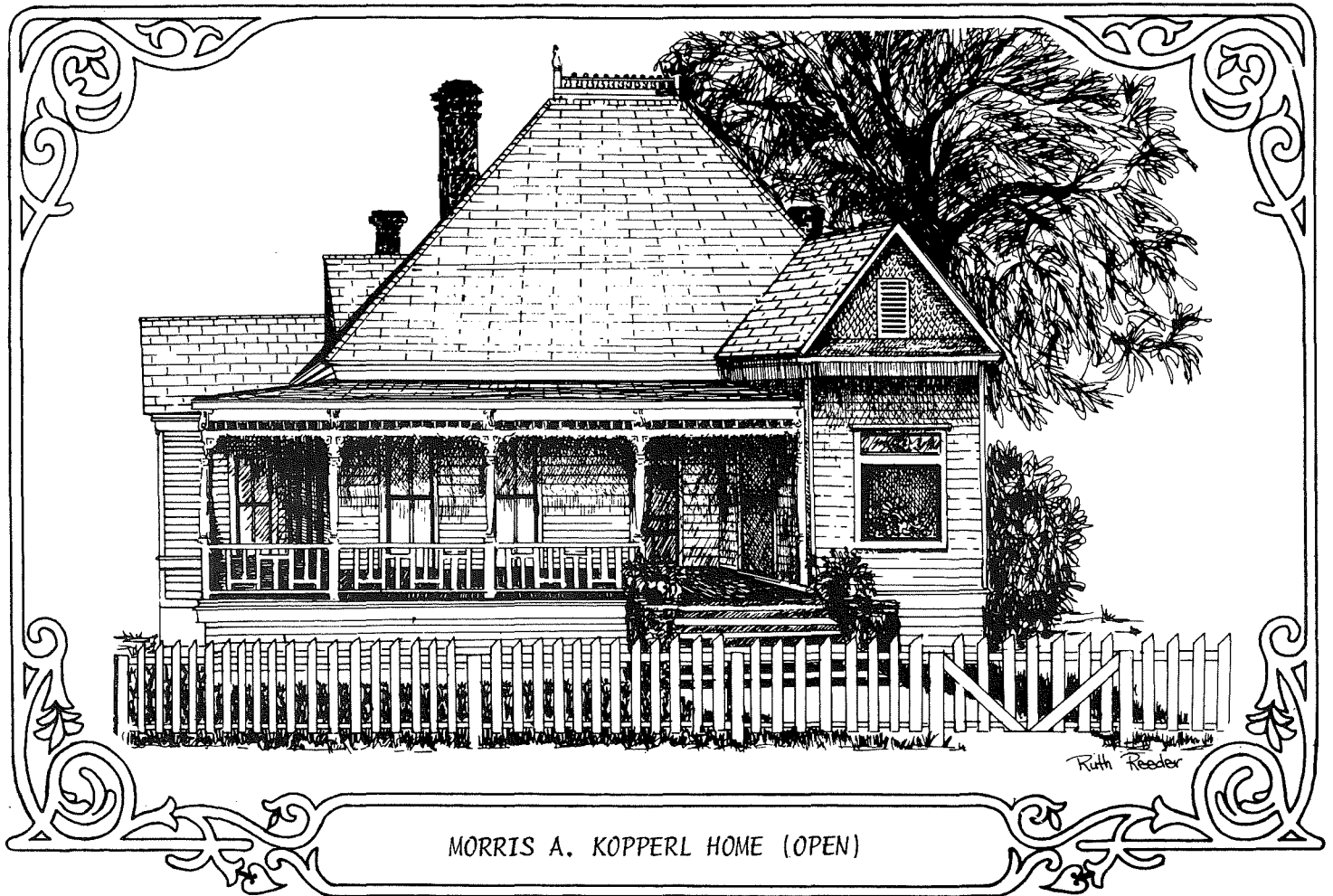


KOPPERL - LANG HOME (OPEN)

In June of 1901 Mrs. Loula Dale Kopperl purchased the lots where the homes at 4204 and 4206 Avenue F now stand. By 1909 both houses had been built and both were rented to tenants. In September of 1913 Mrs. Kopperl sold both homes to F.B. Barnhart who continued to rent both homes. The home at 4204 Avenue F is still owned by the Barnhart family.

The home at 4206 Avenue F was used primarily as rental property until recent times. In 1950 this home was purchased by J. Burnett Lang who was a turbine operator for the city Electric Department. He and his wife Minnie O. Lang were the parents of T. O. Lang who was sheriff of Travis County for 20 years and an Austin police officer for 15 years before that. Minnie O. Lang was a resident of Austin and Travis County for over 60 years.

In 1977 the Kopperl - Lang home was purchased by John & Hope Sanford who completely remodeled the home and added the second story in 1980.



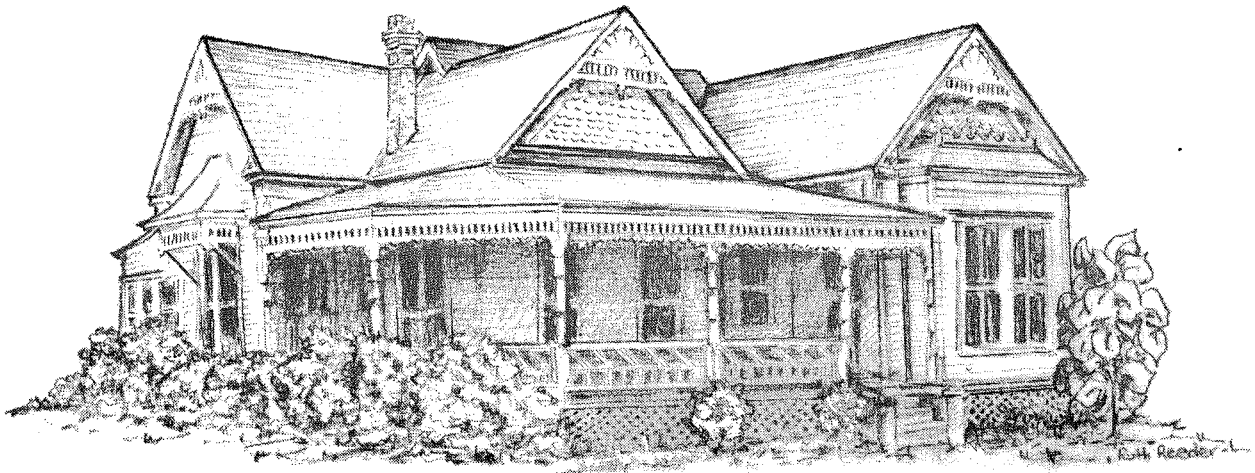
MORRIS A. KOPPERL HOME (OPEN)

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 in 1980. It is zoned historic.



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, which has undergone considerable exterior restoration during the past few months. Few houses remain in Hyde Park so richly blessed with such elaborate carpenter-gothic details.



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 across 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. Ramsey Park in Rosedale Center and Ramsey Street are both named for F.T. Ramsey. Sinclair Street is named for Mrs. F.T. Ramsey--her maiden name being Sinclair. The family enjoyed the close friendship of Elisabet Ney, who made one daughter a present of a model she had fashioned in white marble of a cocker spaniel. Ramsey's only son, J. Murray, living at 4312 Avenue B, joined his father's business, carrying it on after F.T.'s death in 1932, as did J. Murray Ramsey, Jr.

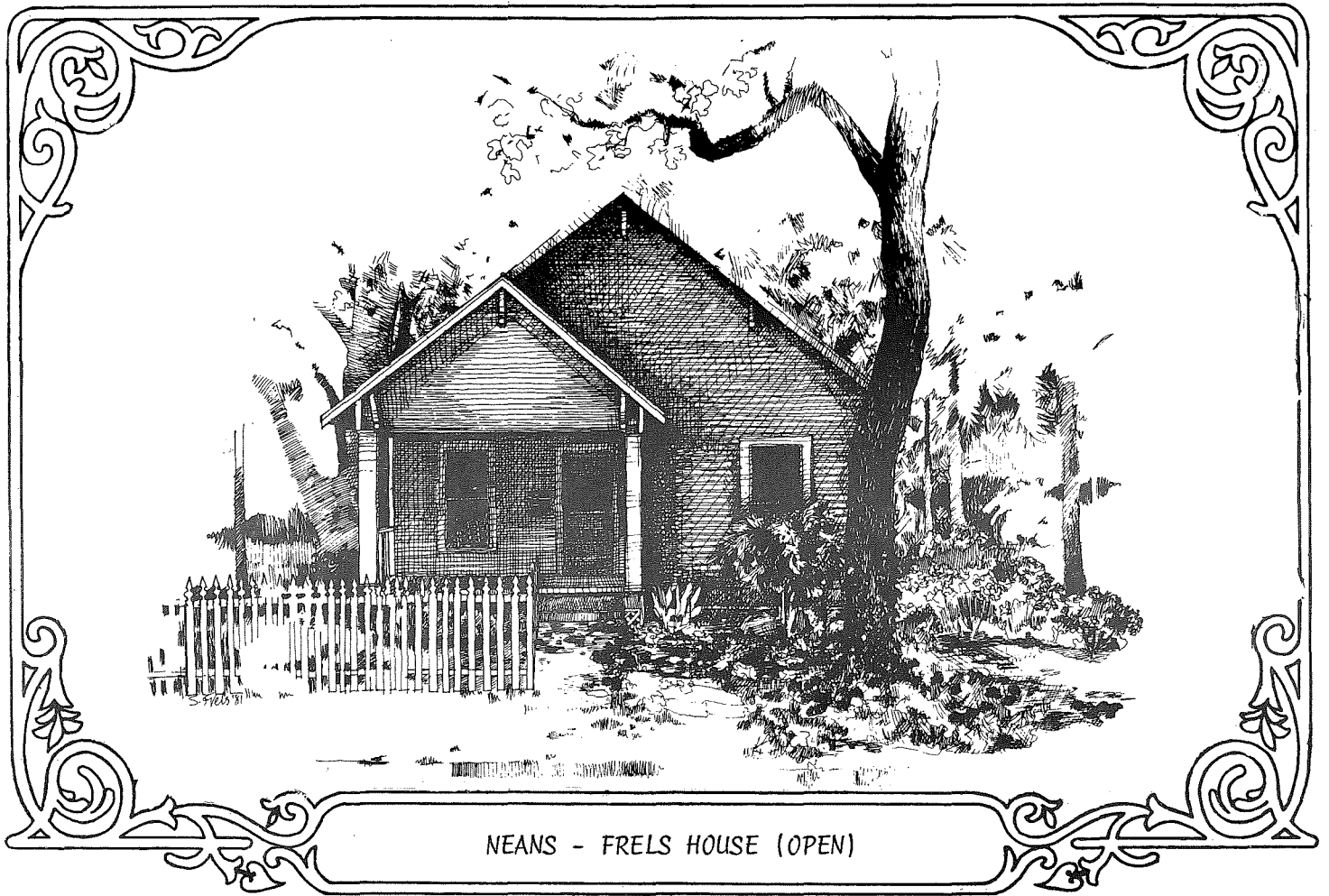
Frank Ramsey, who was known as "Fruit Tree" for his initials, was known as a poet, philosopher, artist and businessman. It is said that he could write poetry, play the fiddle or lay out a landscape with equal ease. The Ramsey family is credited with introducing many varieties of peaches, plums, figs, apples, pecans and blackberries to the area.



WOODBURN HOME

In 1920 the home was sold to Bettie Hamilton Woodburn, daughter of Jack Hamilton, provisional governor of Texas during its earliest struggles under "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 speeches for her father, whose oratorical skills were highly praised.

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 house from 200 East 40th to its present location. There, a garage was added bearing complimentary architectural details and found a buyer for what had been down-played as an "economically unfeasible" restoration. This spring, Boutwell and the new owner secured historic zoning again for the house at its new site, where its future as a fine residence seems secure.



NEANS - FRELS HOUSE (OPEN)

More than anything else, this modest frame home can be described as a "survivor." The aged farm-style exterior belies the transformation wrought inside: a combination of old and new which illustrates rehabilitation at its most courageous. (The property was purchased initially in 1902, some five years after The Hyde Park Annex was subdivided). The Directory indicates occupancy by 1906, so the house was probably built by the first owner, Eugene Howard. Half of the lot to the north was added in 1912, and a succession of owners and tenants lived in the house until 1923, when August and Annie Neans bought it. One of their daughters, Gertrude Harris, whose home abuts the property to the rear, recalls tethering cows to graze in the fields which surrounded the house when she was young.

Following Mrs. Nean's death in 1969, the house became rental property and withstood neglect and habitation by many different people during the next decade. Before the house was purchased for restoration in 1978, it was part of a developer's scheme to transform much of the block into apartments. However, because the Hyde Park Neighborhood Association opposed the zoning request, this house and three others nearby were saved from destruction. The total renovation by Richard Standifer and John Erickson began in 1978, with the structure ready to be condemned. They completely rearranged the interior spaces and added a half story and a deck to the rear of the house. Attracted by the remarkable revitalization which preserved much of the flavor of the original farm setting, Stephen and Kay Frels purchased the residence in 1979 and have introduced it into modern times. The pickets on the fence built recently by the Frels were part of the Woytek homestead in Sublime, Texas and belonged to Kay's grandmother. Older than the house itself, most of the pickets are nearly 100 years old.



In May of 1899 advertisements in the Austin Daily Statesman proclaimed, "HYDE PARK ANNEX - adjoins Hyde Park on the north, and is only two blocks from the car line. The prices range from \$60 to \$100 per lot. This you can pay for at the rate of 5 cents per day, or \$1.50 per month, only the cost of a glass of beer each day. Two lots would cost less than one glass of whisky each day."

John T. Hofer, a carpenter and foreman at the Colorado Lumber Company at First and Congress, purchased the lots at 4510 Avenue G in 1899, and he was living there by 1900. The Hofer family continued to occupy the home until 1922. It then changed hands often and was primarily used as rental property.

In 1974 the Hofer home was vacant and condemned when artist Michael Arth decided to save it. Over a period of four years he transformed this Victorian cottage into a two-story home with all the modern conveniences, and he created an apartment at the rear of the house. He is also responsible for the greenhouse and the landscaping.

In 1978 the Hofer home, one of the oldest homes in the Hyde Park Annex, was purchased by Cal and Mary Margaret Salls.

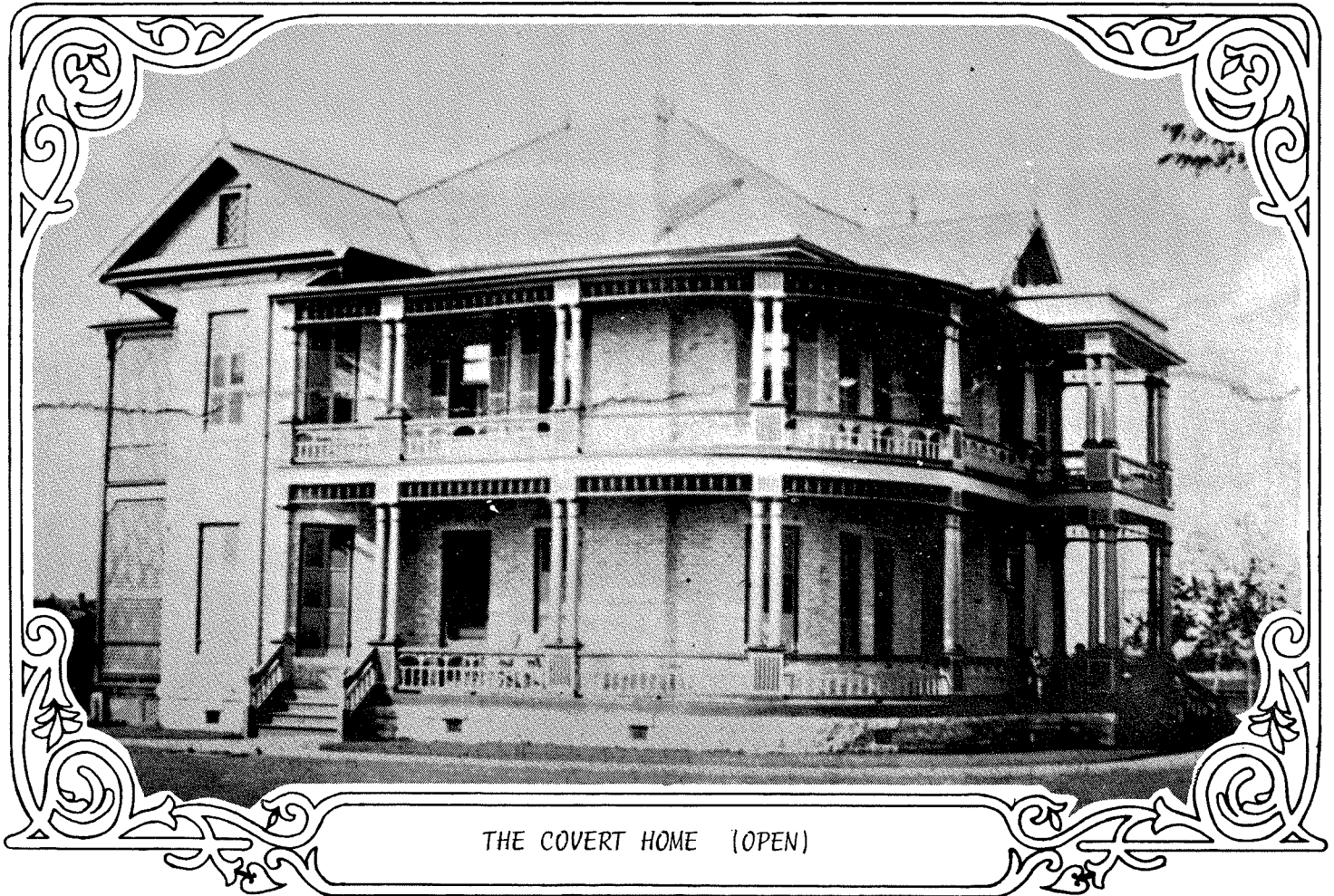


PAGE - GILBERT HOME

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 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 (8th & 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 stationery 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 was in a state of disrepair for many years. It was purchased by the present owners in 1979 and an extensive restoration effort is now virtually complete. The Covert home is zoned historic.

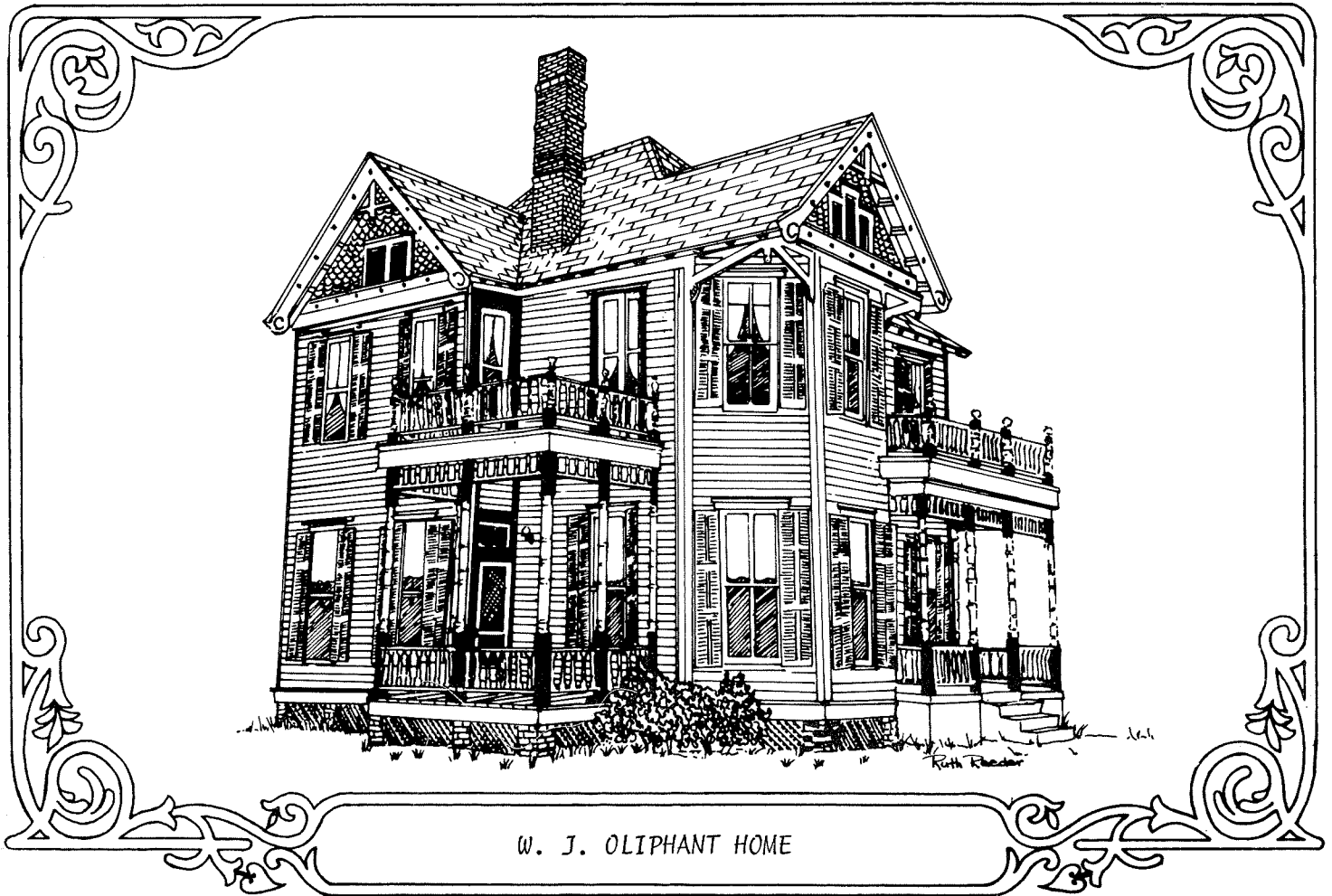


THE MANSBENDEL HOME (OPEN)

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 in 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

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 and 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 restored the home to its 19th-century grandeur.

EARLY ARTISANS OF HYDE PARK

by Julie Wendler

When Elisabet Ney bought land for a sculpting studio in the new development, Hyde Park, she was already a mature and renowned artist in Europe. Her portrait sculptures of European luminaries Arthur Schopenhauer, Bismarck, and Garibaldi had thrust her early on into a respected position within the European arts movement. But since her early productive period, twenty artistically dormant though busy years had elapsed. She and her husband, Dr. Edmund Montgomery, had immigrated to Texas where she had become heavily involved with children and managing the farming operations on "Liendo," their plantation near Hempstead. Miss Ney was nearing sixty years of age when arts-oriented Texas Governor elect named Oran Roberts helped her secure two sculptural commissions for display at the Texas Pavilion of the Columbian Exposition in Chicago in 1892-93.

To execute these commissions, Miss Ney moved to Austin. She completed one of the two, a lifesized figure of Sam Houston, while working out of the basement of the state capitol. But working conditions there proved to be unsatisfactory. So, with the money from the sale of her Munich studio, which had been boarded up since her departure from Germany two decades earlier, she bought land from Monroe Shipe, developer of Hyde Park and contracted for the construction of a new studio. There she would more comfortably complete the second commission, the statue of Stephen F. Austin.

Governor Roberts' early intuition about Miss Ney's abilities was correct. Her statues of Houston and Austin received national acclaim in Chicago, and frontier Texas -- the unlikeliest of places -- became recognized for its cultural promise.

Miss Ney's artistic output between 1883 and her death in 1907 was considerable. It included statuary and busts of such prominent persons as Oran Roberts, Albert Sidney Johnston, William Jennings Bryan, and UT President William Prather. Lady Macbeth, her most celebrated piece and one of her favorites, is now in the Smithsonian Institute in Washington, D.C. The statues of Austin and Houston were cut in marble for Statuary Hall, U.S. Capitol in Washington, and also for the Texas Capitol, where they can be seen today.

Late in her life, Miss Ney became the focus and impetus for the arts in Texas. After her death at Formosa in 1907, the studio became one of the two earliest museums in Texas and, until 1941, headquarters for the flourishing Texas Fine Arts Association. Today Hyde Park residents remember with pride Miss Ney and the decades between 1890 and 1910 when the public eye was first drawn to a small town situated on the

frontier in Texas. The Ney Museum, now zoned historic and listed on the National Register of Historic Places, embodies the spirit and originality that Elisabeth Ney left to Texans.

A few years after Miss Ney's death, another Central European emigrant, a woodcarver by trade, arrived in Austin. His name was Peter Mansbendel. Like Miss Ney, he was attracted to Austin for its potential artistic prospects. But he was more attracted by another prospect -- a woman named Clotilde Shipe. She was the daughter of Monroe Shipe, who had developed Hyde Park in the early 1890s. Clotilde had already built a home on Avenue F when Peter followed her from New York to Austin. They were married in 1914, and after a year in New York, returned in 1915 to settle permanently in Hyde Park.

Unlike Miss Ney, who left behind in Germany a thriving career, Mansbendel came to Texas as a young man virtually unknown, with no major commissions behind him. Elisabeth Ney's earlier presence in Hyde Park benefited him in at least one respect: For a short period he used her studio-turned-museum as a studio of his own. Though he would carry forward her pioneering artistic effort in Central Texas, he would do so in a different medium and not without a considerable struggle.

Mansbendel traveled to the major urban centers in Texas soliciting work as a woodcarver, and took on all sorts of tasks to keep himself involved with wood. Throughout his life, he undertook routine commercial repairs with the same exacting standards that he brought to decorative interior commissions and portrait sculpture. He is quoted by one newspaperman as saying, "If you don't do more than you are paid for, you won't be paid for what you do."

Mansbendel's active career spanned the years 1915-1940. His major commissions include decorative interior work in many fashionable Dallas, Houston, and Austin homes, his celebrated restoration of the doors at the Spanish Governor's Palace and San Jose Mission in San Antonio, and the University of Texas Presidents' plaques in the mezzanine of the Student Union.

The Swiss chalet-style family home on Avenue F (see tour map) contains a concentration of the best Mansbendel carvings and is itself testimony to Hyde Park's cultural history.

Fortunat Weigl, his wife, and two young sons left Hamburg in 1913 on their journey to Central Texas. An ornamental ironworker by trade, Fortunat was warned in Philadelphia against going to Texas because its frontier environment needed blacksmiths only. Finding ornamental, or artistic, ironworking commissions would be difficult if not impossible, he was told. But despite these somber warnings, Fortunat and Anna were determined to press on to Austin.

"Papa" Weigl was the second generation of ironworkers in his family. His father was a blacksmith, or general ironworker, but Fortunat loved the decorative expression of ironwork. He apprenticed himself for four years to an ornamental ironworker in Germany, earned a Master's Certificate, and set up an ornamental iron and cabinetmaking shop within his father's blacksmith business.

During the decade following Weigl's immigration to Texas, there was, indeed, little demand for ornamental ironwork. To support his family during those years, Fortunat did odd jobs, including repair work on Formosa, the Ney studio, and some woodcarving for Peter Mansbendel, whom he had met through the German Singing Society Sangerunde. It was Mansbendel who in 1917 sought Fortunat's expertise for a San Antonio commission that included four wrought-iron light fixtures. This trade enabled Fortunat to purchase the heavy anvil and forge that could not be shipped to Texas from Germany. Five years later, in 1922, he opened his first ornamental ironworking shop in Austin.

The Weigl sons Lee and Herbert joined their father's business as teenagers and worked alongside him for most of the years until Fortunat's retirement in 1955. Both sons took other jobs during the Second World War when commissions were scarce, but returned to the Weigl Ironworks in the late 1940s. During the slow periods of their careers, the Weigls, as did Mansbendel, supplemented their work with repair and commercial commissions. Two decades in particular stand out as creative and satisfying periods: the latter 1920s and early 1930s before the Depression and the last decade of the Ironworks' existence, 1965-1977.

The Weigls' major commissions include the ironwork at the Travis County Courthouse, Austin Public Library, the Smoot House on West Sixth Street now owned by the Heritage Society, the Texas A & M University, and restoration work at the French Legation. They also executed the south gate at the Ney Museum. Many articles have been published about their work. In 1973 they received the "Craftsmen of the Year" award from the Austin Chapter of the American Institute of Architects.

Ney, Mansbendel and the Weigls have all left an indelible stamp on the material culture of Austin. They made richer the history of a town and a neighborhood, and they bequeathed to all of us a legacy of fine craftsmanship. To appreciate this heritage, be sure to visit the Mansbendel home on this year's tour, walk past the Ney Museum as it undergoes its first phase of restoration, and drive by the Weigl residence in the 4100 block of Avenue H. You can't miss it. Stuck in the grass is a painted sign that reads F. L. Weigl -- wrought in iron.

Note: Mansbendel and Weigl works can be seen in the exhibit catalogs published respectively by The University of Texas Institute of Texan Cultures and Laguna Gloria Art Museum in 1977 and 1980. The first major exhibit of Ney's work will open in October 1981 in San Antonio at the Institute of Texan Cultures' Hall of Mirrors.

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. When one considers the built 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 rightly so, for we spend an immense amount of time living, working and relaxing in this context. Consequently, there is today considerable difference of opinion about what makes a desirable home, neighborhood, even city. Those differences may be inevitable when one considers the many factors involved in the process of selecting a desirable habitat, for example, factors such as architectural style, security, efficiency, landscape, geographical position, social amenities. 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.

Beginning in the 1890's, Hyde Park was 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 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-1920s, the ranch style home became 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, for instance, are re-surfacing in new and creative ways.

Additionally many older structures, residential and commercial alike, are receiving dramatic changes of image and use. This creative process, identified as "adaptive re-use," breathes new life into several older structures.

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 decades 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 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).



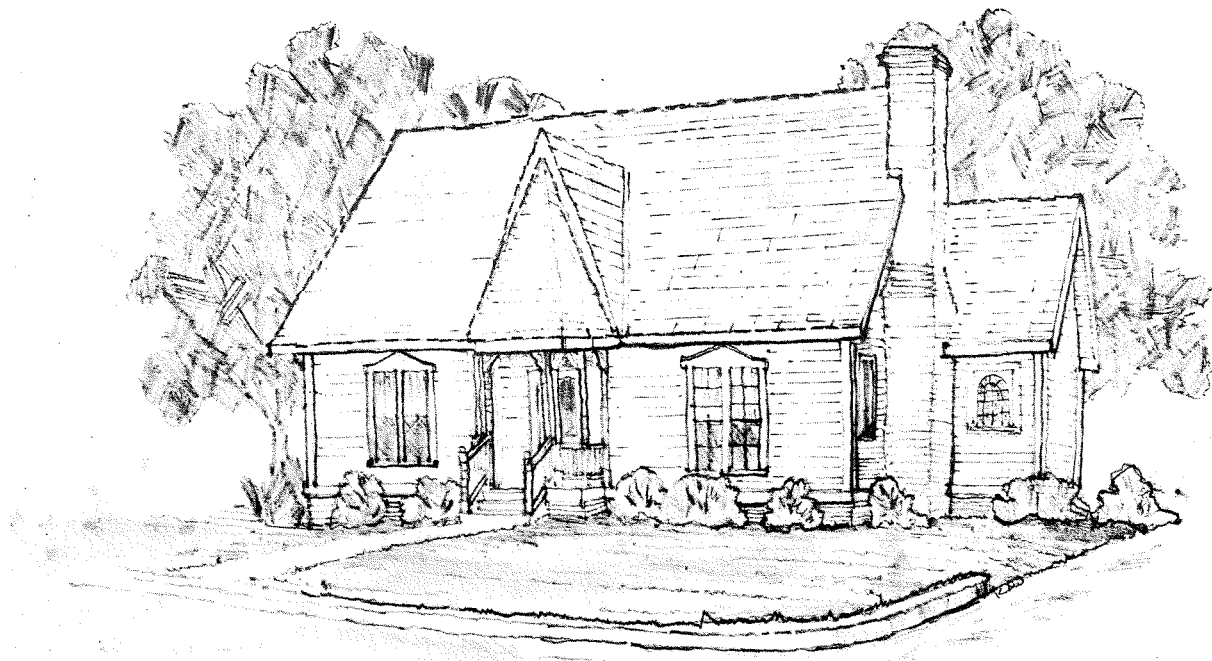
Craftsman Bungalow Style - 4110 Speedway

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 adaptive re-use activity have steadily revived the Hyde Park neighborhood. Additionally, new residential structures, 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 page sponsors are individuals and businesses who by their contributions help to offset the cost of printing this tour booklet.

Although the Ney Museum is closed for repairs, the Ney Staff and Board do have a display and information booth on the grounds.

The information on the structures in this booklet was compiled and written by John Sanford, Except for the Bell-Smith home by Julie Strong, the Neans-Frels home by Kay Frels, and the Hollard-Klipple and Weisiger-White homes by Jack Evins. All the information is courtesy of the Austin-Travis County Collection.

The drawings are from Rick Baudoin, Ruth Reeder, George Boutwell, Joe Freeman, Steve Frels, Charley Billingsley, Clem Tesar, 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. Early Artisans of Hyde Park written by Julie Wendler.



Ave B Grocery sometime after 1910.