

Murray-Chote House

1915

4106 Avenue F

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The Murray-Chote house originally had a large front porch spanning the main facade. The living room, dining room and kitchen were located on the north side of the house, with bedrooms on the south. This arrangement is the reverse of what exists today.

In 1924 E. M. Chote purchased the house. Chote was a spinach merchant whose crop flourished in the sandy loam soil by the Colorado River near Govalle. The Chote family added a wing in the 1930s to the back (west) side of the house. After Chote's death, Mrs. Chote moved to the new wing and converted the original house into two apartments.

In 1976, the triplex was purchased from Mrs. Chote by Grant and Margot Thomas. Major renovations since then have included returning the triplex to a single family dwelling, adding a central tower above the house (1979), remodeling the kitchen (1980), adding a loft and additional sleeping area on the northwest side of the house (1981), and converting a screen porch on the southwest to bedroom space (1982). The Thomases also plan to restore the barn in the near future.

*As you leave the Murray-Chote House on the way to the Holland-Klipple House, a look at the four restored homes in a row gives you an idea of their "new" appearance 68 years ago when the Murray-Chote House had just been completed, and the three Victorian homes were only about 20 years old.*

## HYDE PARK



Holland-Klipple House

1893 ○

4100 Avenue F

The corner location of this late Texas-Victorian house together with the diagonal orientation of its main entry give the structure a special grace. Built in 1893 by Col. James Kemp Holland for himself and his wife, Annie, the house was located next door to their daughter and son-in-law, Jessie and Samuel Weisiger. Col. Holland was born in 1822 and had moved to Texas at the age of 20. His father, Spearman Holland, was a member of the Republic's Congress. James 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 battalion in the "Battle of the Roof-tops" in the taking of Monterrey. Returning to Texas, he again held a legislative seat after Texas' secession in 1861. Holland is later credited with making the first report on the proposed University of Texas to the state legislature.

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# HISTORIC HOMES TOUR 1983

# HYDE PARK

## Neighborhood Association

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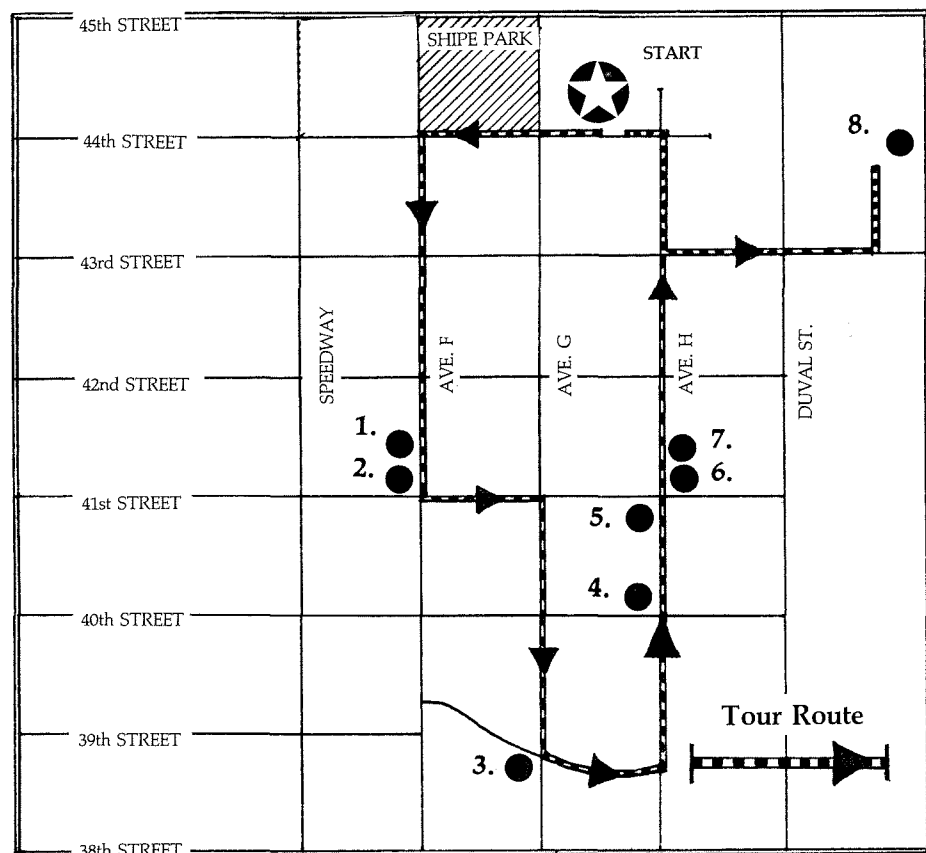
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**Elisabet Ney Museum** 1892/1902 ● ● ○ 304 E. 44th St.

When Elisabet Ney left Germany in 1870 at the outbreak of the Franco-Prussian War, she was a celebrated portrait sculptress of international renown. She and her husband, Dr. Edmund Montgomery, emigrated first to Georgia and then to Texas, where in 1872 they purchased a pre-Civil War plantation near Hempstead.

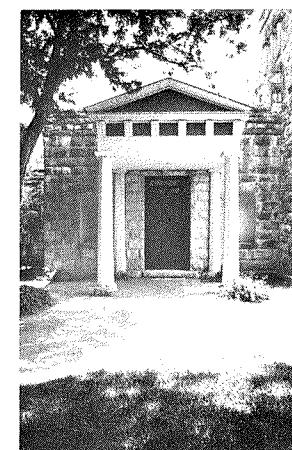
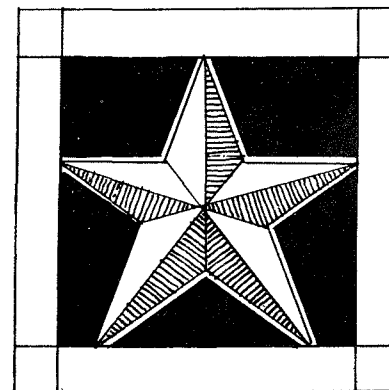
During the 1880s, Ney completed a few portrait busts of various Texans at her Hempstead plantation, Liendo. But it was the 1892 commission to sculpt the figures of Sam Houston and Stephen F. Austin for the 1893 Columbia Exhibition in Chicago that catapulted her into the national limelight as an accomplished artist.

At about the same time that Ney began work on the full-length Houston figure, she also contracted with Francis Fisher and Robert Lambie to construct a studio in rural Hyde Park, then a fledgling suburb north of Austin. She also worked with W. G. Eyers who drew up the drawings for the studio's design.

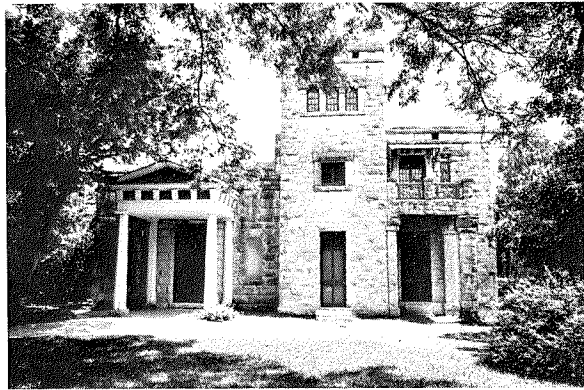
The Ney studio is one of only three sculptor's studios in the United States to survive intact from the 19th century. Of typical central Texas cut-limestone construction, the studio's eclectic design, combining elements from the classical period and Victorian Romanesque style, was dictated by Ney. The first unit of the studio was built in 1892 and consisted of an open vestibule on the west, the studio and a classical portico with gable facing south. In 1895 the vestibule was enclosed to provide more interior space, and the Romanesque-inspired tower, easternmost studio, upstairs space, and an enlarged basement were added in 1902. An unusual interior stair tower, still intact and located within the south foyer, provided access to all three levels.

One year after Ney's death in 1907, the studio was converted to a museum in her honor and operated by the Texas Fine Arts Association until 1941. That year, the City of Austin took over its management. In 1980, the museum underwent substantial structural and interior renovation, re-opening in the fall of 1982. Exterior renovation and landscaping are still to be executed.

From 1908 until the present, the Ney has enjoyed a continuous and distinguished role in the history of the arts in Texas.



As you travel south down Avenue F towards the Murray-Chote House, notice the Victorian cottage at 4200 Avenue F. The Bell house was built in 1895 and is an example of the early, modestly-scaled houses in Hyde Park.



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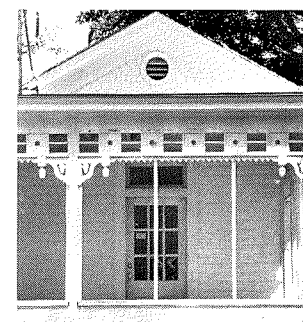
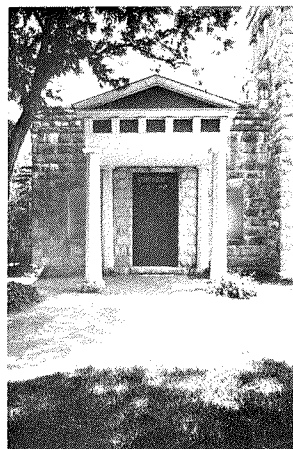
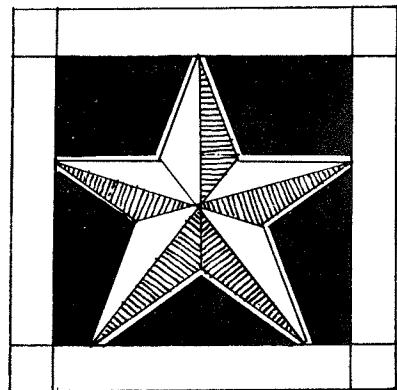
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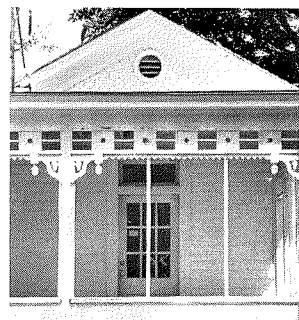
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The Hollands raised six children, all of whom were grown by the time the Hollands moved into Hyde Park. Col. Holland was killed in a buggy accident in 1898, and his widow continued to live in the house until shortly after 1901. After several changes 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 cabinetmaker. Their household was quite large, eventually including Klipple, his wife and children, Mrs. Gayle, and Klipple's widowed mother. The home has remained in the hands of the family ever since. One of Mrs. Gayle's great-granddaughters, Carol Adams, and her husband, Ernest, have completely restored the old family home. The Adams family is the fifth generation of this early Hyde Park family to live in the residence.

The Holland-Klipple House shares several design similarities with the Weisiger-White house next door. Both houses were built by W. G. Eyers, a local contractor, who built or had a hand in at least four existing Hyde Park structures.



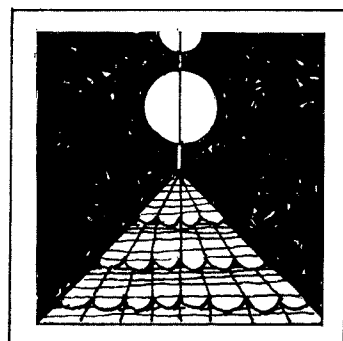
**Shipe House** 1892/1900 ● ● ○ 3816 Avenue G

Built in 1892 by Col. Monroe M. Shipe, this house was the first residence constructed in Hyde Park. Shipe came to Austin as agent for the M.K.&T. Land and Town Co. in 1890. But he is better known as founder of the Austin Rapid Transit Co., successful advocate for the commission form of city government, and, of course, developer of the planned community of Hyde Park in 1892. Hyde Park was then located outside the city limits north of Austin on 200 acres of land where the State Fair grounds had been in the 1870s and 1880s. Among other components, the fairgrounds had consisted of a racetrack and grandstand, built in 1876. It is believed that Shipe used timbers from the razed grandstand for his new home. Less certain is the possibility that the curve of 39th Street at Avenue G where the Shipe House is located is a vestige of the 1880s racetrack.

Shipe himself designed the eclectic and highly individualistic late-Victorian house. The original structure combined Stick Style brackets with Swiss Chalet features. About 1900 Shipe added open porches with Eastlake detailing. An unusual feature of the house was Shipe's use of concrete on the roof, possibly to repair a leak in the tin roof. For structural reasons, the concrete was removed recently. The attached gazebo with conical roof is an outstanding feature of the house.

Peter Mansbendel, a noted Swiss woodcarver who married Shipe's daughter, Clotilde, lived with her in the house briefly and may have carved the panels in the front doors.

The Shipe House remained under family ownership until 1944 when it became rental property. In 1981, Sheree Scarborough and Randy Baird purchased the house in a state of serious deterioration and launched a restoration campaign to return it to its polychromed appearance of about 1900.



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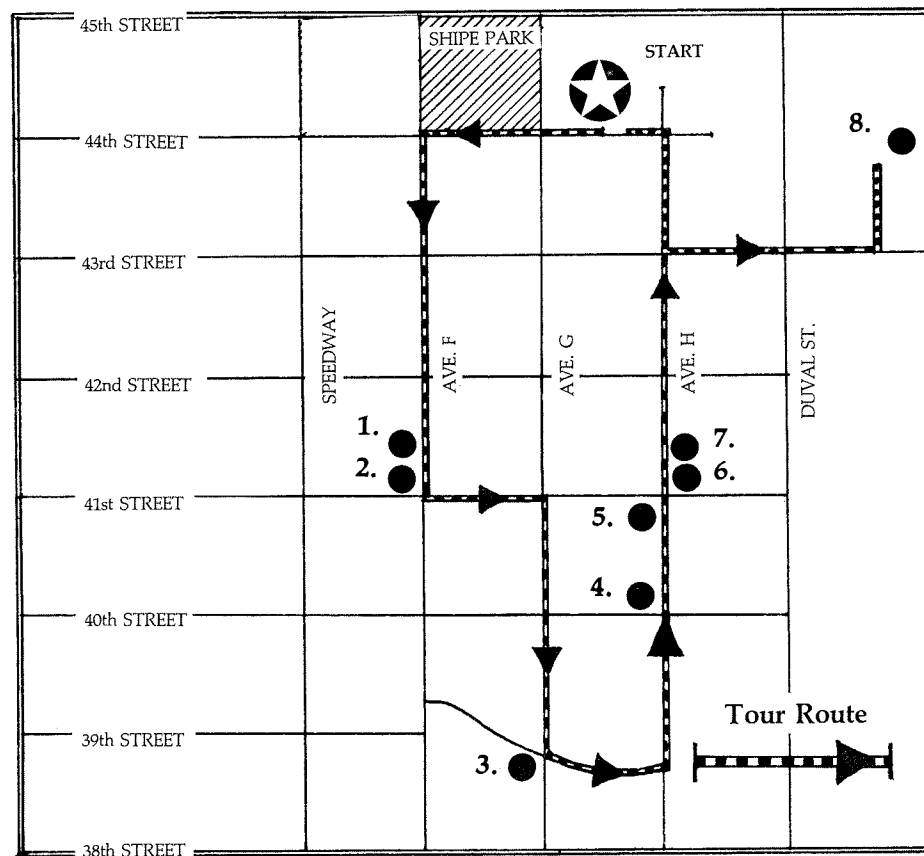
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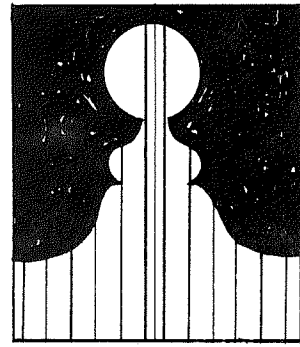
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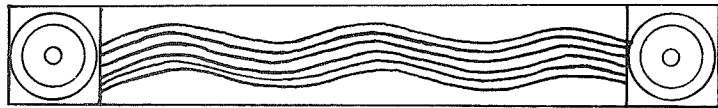


**Ramsdell-Wolff House**      1907      4002 Avenue H

In 1907, this house was built for Charles William Ramsdell and his bride, Susie Griffith Ramsdell, for \$1,895. The house was built by Shannonhouse & Hofer, contractors, on five Hyde Park lots. C.W. Ramsdell, a University of Texas history professor and author of five books, came to be known as the "Dean of Southern Historians." He served for more than 30 years as secretary-treasurer of the Texas State Historical Association. Ramsdell's biography is published in *Texas Writers of Today*.

In 1920, Paul C. Wolff purchased the property for \$3,500 and remodeled it for the convenience of his family, including wife Ida and daughters Erna and Pauline. Wolff, a real estate agent and later insurance salesman for the German Mutual Insurance Co., lived to be 90 years old in this house.

In 1980, Robert and Betty Phillips purchased the structure, which had been condemned after 17 years as rental property. A contractor by profession who has renovated several houses in Austin, Robert Phillips had largely finished the task of completely restoring and remodeling this house by 1982. The Phillips are currently landscaping the property, incorporating as much as they can find of earlier landscaping features.



**Zimmerli-Rosenquist House**      c. 1903      4014 Avenue H

This turn of the century, well-proportioned house derives elegance from its classicism and the alignment of architectural elements along a central axis. From vestibule at ground level to corbelled chimney at rooftop, the eye is swept upwards by steps through a succession of centrally-placed elements.

The house was first occupied by Julius and Ida Zimmerli, who purchased it from Monroe Shipe in 1903. Later the property was owned by John and Helena Rosenquist who emigrated from Sweden. The property remained in the Rosenquist family until 1937. That year it became rental property and began a slow process of deterioration.

Judy Sanders of Austin Vintage Homes, Inc., purchased the house in 1980 in a state of serious disrepair. She extensively remodeled it, adding a new bedroom in the attic. The north and south gables mark the sites of new windows. Of special interest is the near-octagonal main entry which forms a vestibule unlike any other in Hyde Park.

Leaving the Zimmerli-Rosenquist House, notice the structure at 4013 Avenue H. The Altenheim Retirement Home was built shortly after the turn of the century, opened as a retirement home, and still serves in that capacity. The Altenheim and surrounding single-family residences have co-existed amicably for three quarters of a century.



**Doole House** 1921 4101 Avenue H

In 1910, James Blanks bought four lots, then sold them to Clark Dorris, agent for American Express Co. Dorris sold the undeveloped property in 1921 to David Doole, Jr., former Brady, Texas postmaster and a past president of the Texas Postmasters' Association. Doole hired Adolph Thielepape, a builder for nearly 40 years, to build this house which originally faced 41st Street, for \$4,050. The house was probably one of Thielepape's last projects since he died in 1922.

Doole acted as an insurance agent until his death in 1940. His widow, Mollie, survived until 1947. In 1951, Pastor Charles Schnabel, Jr., bought the Doole home and converted it first into the Church of God, then by the late 1950s, a duplex. As a duplex, it housed primarily University of Texas students. However one unit was occasionally listed in city directories as Schnabel's vitamin, health food and/or oil distributorship.

In 1982, Jim Barr bought the bungalow with its "shotgun" arrangement, rotated it to face Avenue H, expanded the front porch, and carefully restored it as a single-family residence.

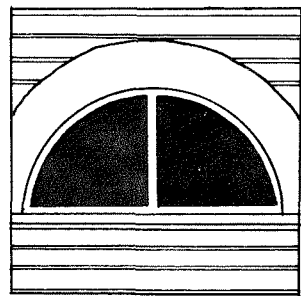


**Wellborn House** 1982 4101½ Avenue H

Until 1982, the lots on which this house sits were part of the property next door. That year builder Jim Barr re-oriented the Doole House to face west and rendered these lots free for development.

Owner Guy Wellborn contributed to the final design of the house. Thus a proposed middle bedroom instead serves as a music room. Oak-strip floors, resting upon "sleepers" set onto a concrete slab, give the house the feel of traditional pier-and-beam construction. The house also features eight-foot, transomed windows with double-hung sash and 10-foot ceilings.

The shiplapped exterior and other details successfully reflect the builder and owner's desire to harmonize this structure with neighboring homes. A special challenge of this site was designing the new structure around several mature pecan trees.



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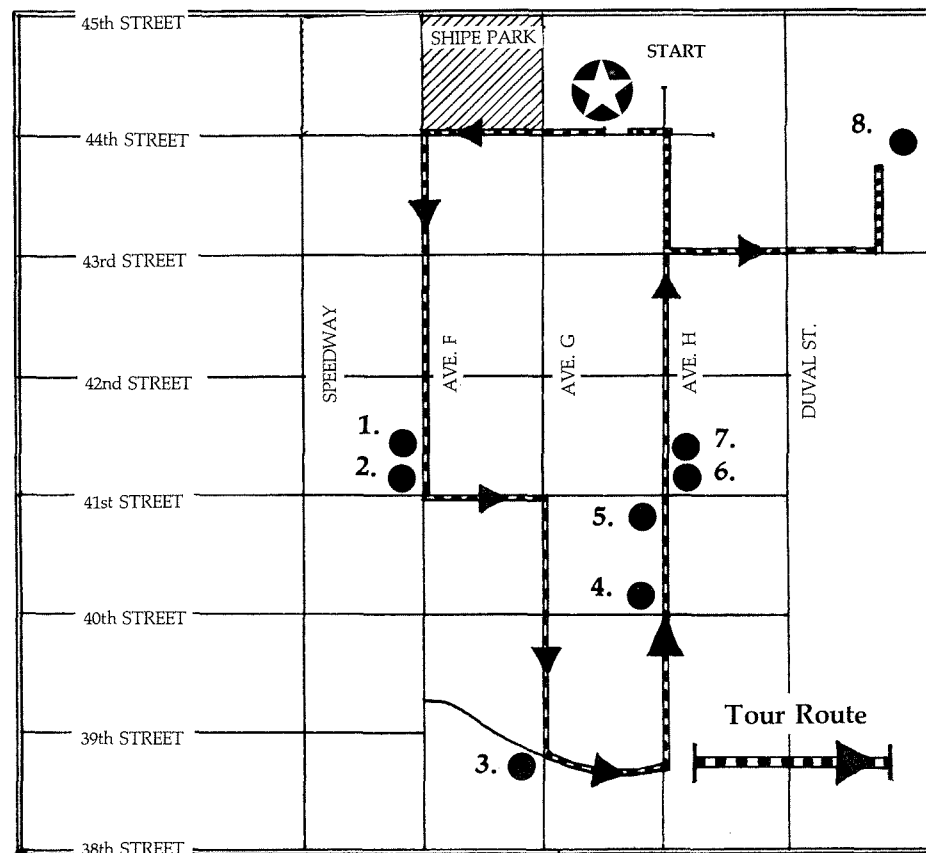
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● Recorded Texas Historic  
Landmark

○ City of Austin Historic Landmark



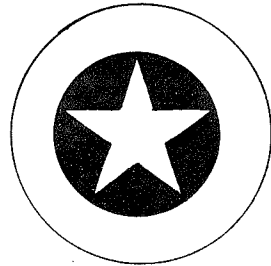
**"Inshallah"      1872/1907      ○      602 East 43rd St.**

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 Anglo settlers.

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 the site. Lucksinger built one of the first slaughter houses in Austin just 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 and chairman 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 in 1907 to its present look. It is reported that the Moorish design elements then incorporated into the house were Mrs. Keasbey's idea, resulting from her appreciation of the illustrations in her twelve-volume set of the *Arabian Nights*. Dr. Keasbey named the house "Inshallah" after the Arabian term meaning a pure watering spot in the desert. The present owners Jim and Jari Smith have recently finished interior remodeling of the home.

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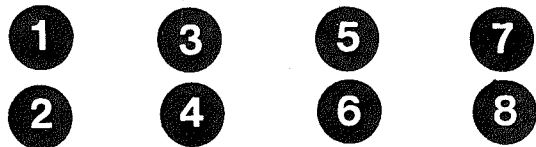


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**Hyde Park Homes Tour 1983**  
**June 18 & 19**



**No Food, Beverages Or Smoking In The Homes**