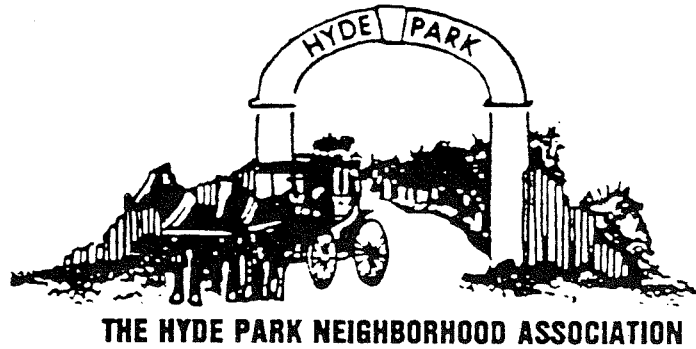


HYDE PARK

MALDEN PLACE

10th Annual Hyde Park Homes Tour



THE HYDE PARK NEIGHBORHOOD ASSOCIATION

Welcome

Welcome to the tenth Annual Hyde Park Homes Tour. Ten years ago, visitors could only view the erosion of the years and glimpse past glories as house after house sat vacant or ill used. The intervening years have brought a growing realization that the past has a useful place in our present and that it helps to assure a vital future for the central city.

The celebration of our tenth homes tour is a monument to the hard work of many. Among them we remember the individuals who gambled and bought homes that were in poor condition and worked to restore them; the individuals who realized that homes were valuable only in relation to their community and worked hard to make sure that Hyde Park remained a viable neighborhood; the individuals who believed their neighborhood had importance in terms of aesthetics and history and have organized and staffed these ten home tours; and the thousands of visitors who have come to the homes tours to celebrate and affirm our vision. Thanks to each of you — have a good time and here's to the Twentieth Homes Tour!

Sincerely,
Avis Davis
HPNA President

Hyde Park History

Hyde Park. The name itself evokes class, grace, a genteel way of life. When Colonel Monroe Shipe developed this area in 1891, it is likely he wanted to emulate those qualities that made the London district by the same name so fashionable.

Shipe developed the parcel he named as Hyde Park as a complete suburban unit. Since the city property was more than a mile away, Shipe installed a street car system that followed a route north from downtown along Guadalupe Street, looped through Hyde Park and back into town. He even went so far as to extend the central artery of the city, Congress Avenue, all the way out to Hyde Park. This became known as "The Speedway."

Shipe launched what must have been the most aggressive marketing campaign of the time to sell lots in Hyde Park. The ads stated that "Hyde Park is the most beautiful and healthful spot in Austin;" and "No city west of Boston can boast of finer drives than are now in Hyde Park addition. It is the fashionable drive and bicycle course."

In addition, he advertised that the price of a lot (\$60 to \$100) could be paid 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 whiskey each day. There are many men who would squander as much each day." Shipe even advertised Hyde Park as completely "free of dust and mud."

Before Colonel Shipe developed Hyde Park, it was the site of the State Agricultural Fair, which included livestock shows, manufacturing innovations, and horse racing. The fair grandstand was located at the corner of 39th Street between Avenue F and Avenue G. The Fair continued until 1884; its demise was the opening of the State Fair.

Elisabet Ney Museum

304 E. 44th St.

Main Attraction
#1

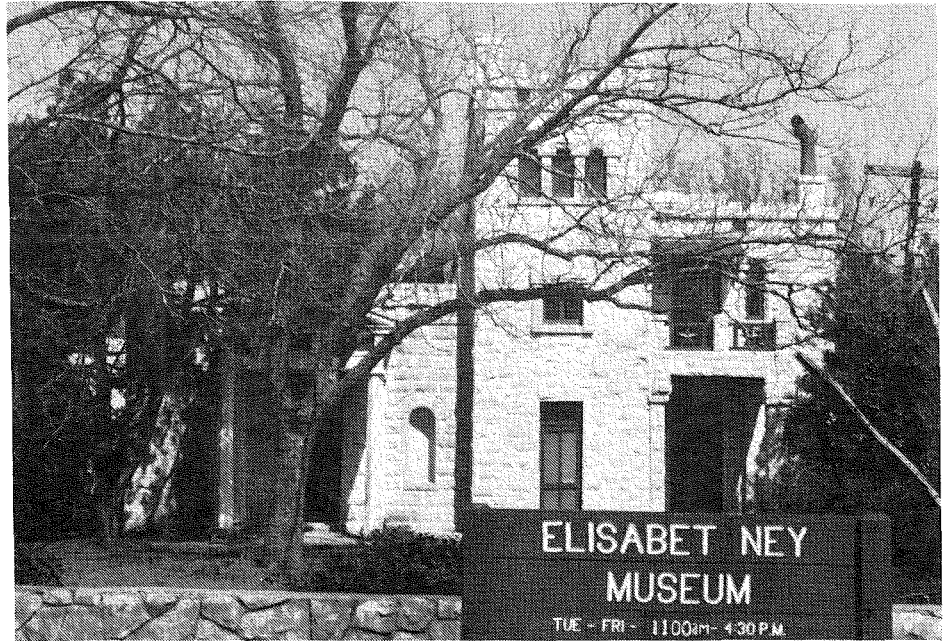
OWNER: City of Austin

The Ney Museum is one of only four sculptor's studios in the United States to survive intact from the 19th century. The castle-like building of central Texas cut-limestone was built by the renowned sculptress, Elisabet Ney, as her studio and residence.

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.

At the encouragement of Governor Oran M. Roberts, Ney first vis-

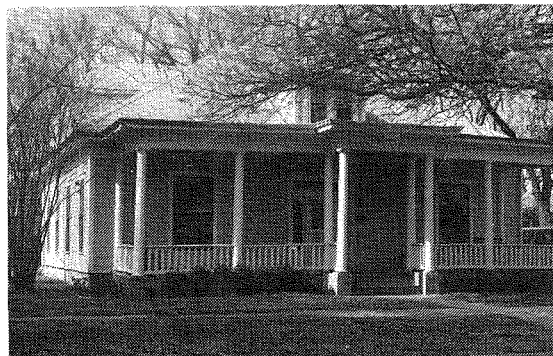


1892

ited Austin in the early 1880s with intentions of sculpting statues for the new state capitol. Upon receiving a commission to produce statues of Sam Houston and Stephen F. Austin for the 1893 Chicago World's Fair, Ney moved to Austin and built "Formosa." Ney's career had a fresh start in Hyde Park.

Ney died at Formosa in 1907. The following year, the studio was converted to a museum in her honor and was operated by the Texas Fine Arts Association until 1941. That year, the City of Austin took over its management. In 1980, the building underwent substantial structural and interior renovation, re-opening in the fall of 1982.

Along The Way



4310
Avenue F

Kopperl House

4212 Avenue F

Main Attraction

#2

OWNER: Peter Flagg Maxson

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.

The 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.

The home received a building award from the Heritage Society in 1980.



1896

Along The Way



4213 Avenue F

Bell-Smith House

4200 Avenue F

Main Attraction
#3

OWNER: Jack and Jill Nokes

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 northwest 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 late 1800s.

A few months later in 1895, Culver had completed the small, single story, frame home with



1895

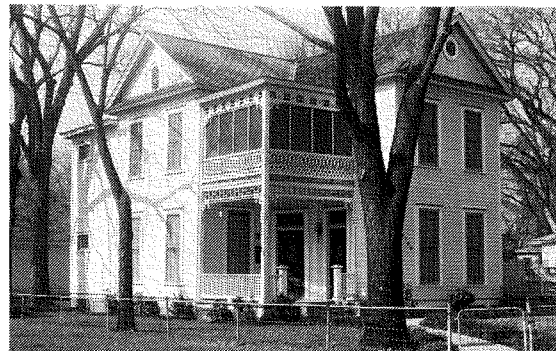
high-pitch roof. With its prominent porch and cut out scroll ornament, its varied surface texture and roofline, the Bells' new home modestly incorporated elements of the popular Queen Anne cottage style of Victorian architecture.

The Bells lived at 4200 Avenue F until financial pressure caused them to sell in 1901. During the

early 1900s, several families owned 4200 Avenue F each for a considerable period of time.

During the 1950s and '60s the house was used as rental property. In 1966, it once again became owner occupied, and recent renovation has restored it to good health. Modern additions can be seen at the rear of the house.

Along The Way



4100
Avenue F

Sauter-Alley House

4012 Avenue F

Main Attraction

#4

OWNER:

Janet and Michael Sandidge



1897

The Sauter-Alley home was the third home built on Avenue F by W.G. Eyers in the late 1800s. This home was the largest of the three and the most costly to build.

Joseph Sauter, who contracted Eyers to build the house, 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 90s," selling dry goods, notions, stationery, crockery, glass ware, 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 subtitle 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.

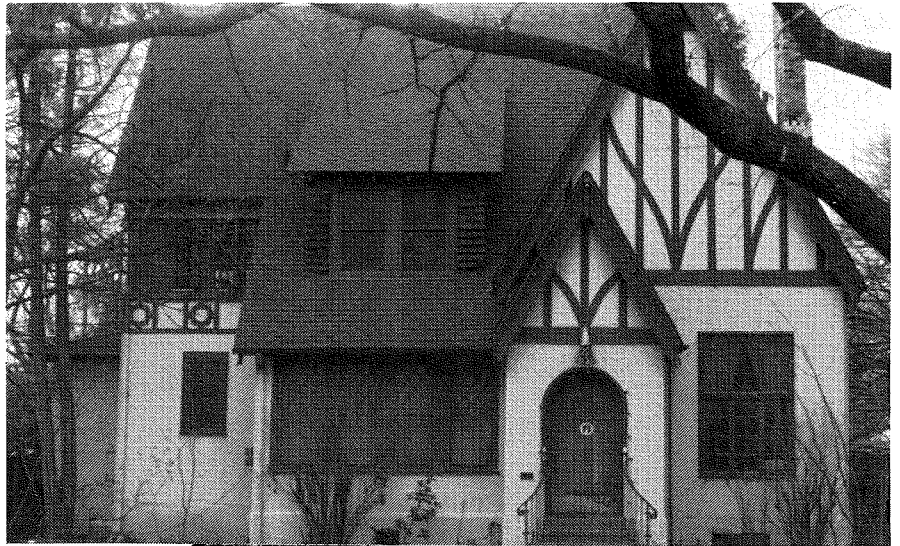
In 1920 the home was purchased by the Alley family who owned it for more than 40 years. The home was in a condemned condition in 1976 when it was purchased by Blake Williams and Mike and Janet Sandidge. The painstaking restoration of this grand Victorian home was completed in 1981. In 1982, Blake Williams was honored by the Austin Heritage Society for the exemplary restoration.

Along The Way



3913 Avenue F

Main Attraction
#5



1912

Mansbendel House

3824 Avenue F

OWNER: William T. Williams III

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.

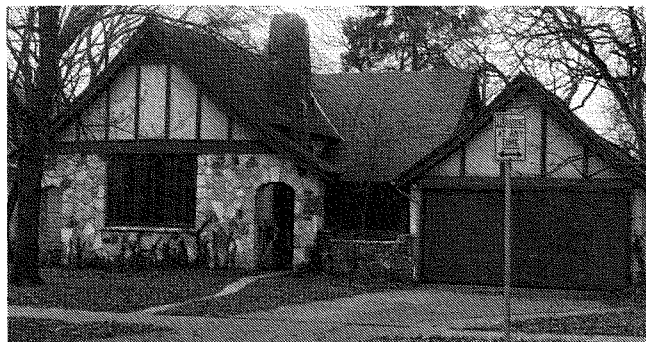
A native of Switzerland, Mansbendel was an apprentice to a local master named Ulrich Huber with whom he remained for six years. He immigrated to America in 1907 and taught clay modeling classes at the Cooper Union for the Advancement of Science and Art.

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.

William T. Williams III, the owner of the house, is the grandson of Peter Mansbendel and the great-grandson of Monroe Shipe.

Along The Way



3820
Avenue F

Shipe House

3816 Avenue G

Main Attraction
#6

OWNER:
Mr. and Mrs. John C. Boston

Colonel Monroe M. Shipe was the father of Hyde Park: he developed singlehandedly Austin's first suburb. (See section on Hyde Park's history.)

The Shipe house was the first residence constructed in Hyde Park. It displays influences of several architectural styles; the furniture leg posts on the porch, the fishscale shingles on the upper story, and the playful use of color are elements of Eastlake style.

The diagonal supports under the roof overhangs and along the porch bannister reflect the angular lines of Stick architecture. And, the shape and ornamenture of the gazebo, surely one of Austin's most charming structures, are Eastlake-influenced.

The house went through several metamorphoses before it was completed. The first stage sees the house without two of its three fireplaces, and with the entrance

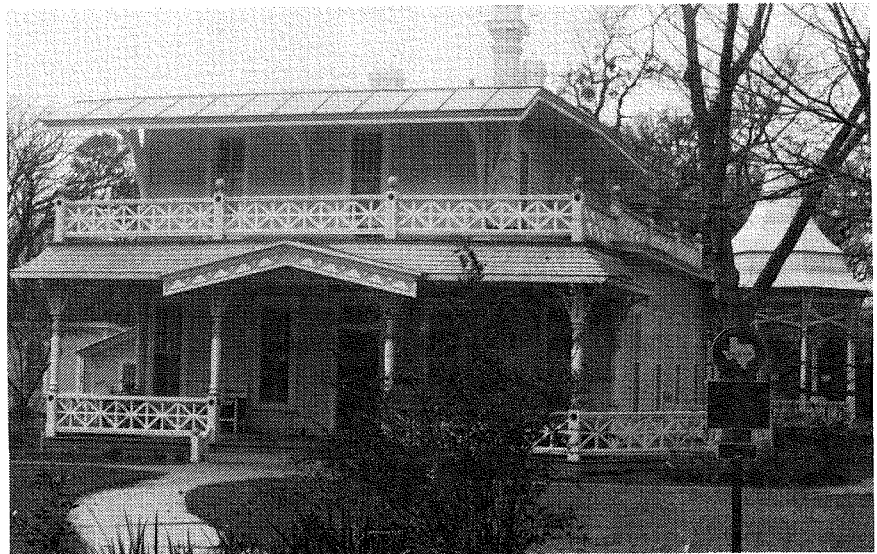
through the gazebo in what is now the back door.

Gradually the front porch was added with the front entrance, the wraparound open-air porch on the second level was added, as were the fireplaces and outside wooden blinds for the windows.

All of these stages occurred be-

fore 1900, so that in eight years the house evolved into a beautiful and polished finished product.

During the late 1890s and early 1900s the Shipe House was the social hub of Hyde Park. Shipe was making his mark in Austin's business and political scene and the economy was flourishing.



1892

3913
Avenue G



Along The Way

Main Attraction
#7

Covert House

3912 Avenue G

OWNER: Alfred Osteroot and
Carol Colenda

This stately mansion represents one of the more elegant examples of Victorian architecture, with its simple ornamentation and massive wrap-around porch. The stone work above the windows and supporting the porch, the stained glass portholes, and the leaded glass door give it an air of restrained dignity.

The house has an almost masculine appearance, sturdy, solid and strong, with none of the frills that are often associated with Victorian architecture.

The curvature of the porch juxtaposed against the straight vertical lines adds to its grandeur. The original carriage house no longer stands.

By the late 1890s, the Frank Covert family was living at 3912 Avenue G, staying in temporary quarters while the house was being built. This arrangement permitted designer Covert to oversee the construction. They moved into the



1898

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 was in this business for more than 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, but an extensive restoration has been completed.

Along The Way

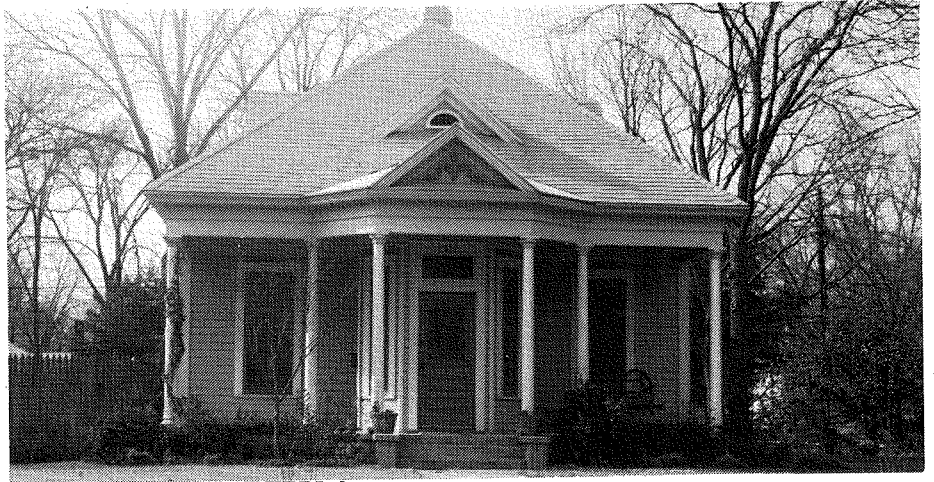


4001
Avenue G

Zimmerli-Rosenquist House 4014 Avenue H

Main Attraction
#8

OWNER: Gray and Peggy Stuart



1903

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 design's tendency toward austerity is offset by the inviting, gracefully curved twig porch swing.

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.

In 1980 Judy Sanders purchased the house 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.

Along The Way



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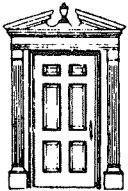
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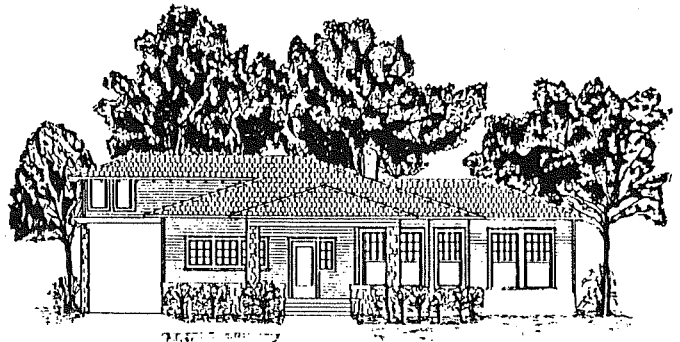
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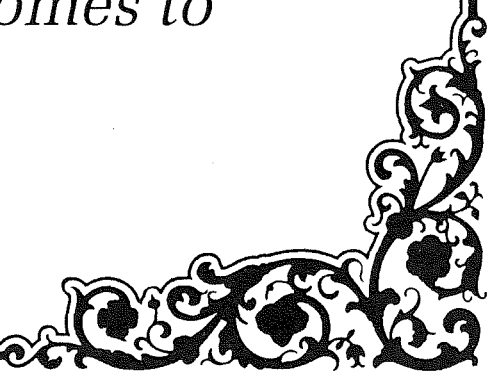
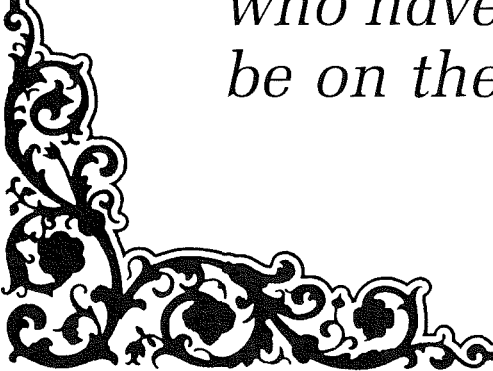
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*Special thanks to the families
who have allowed their homes to
be on the tour.*



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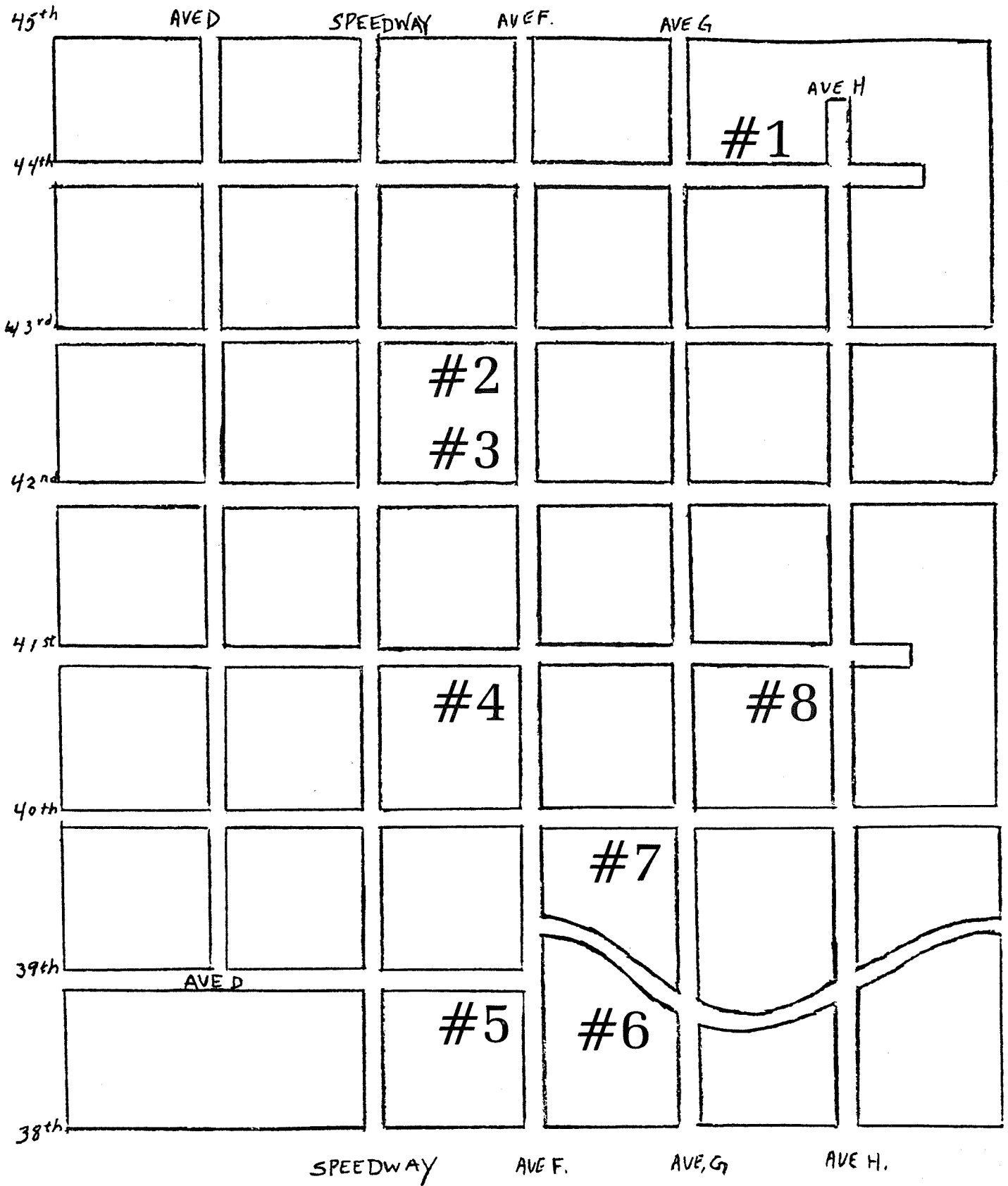
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Tour Map



June 14 & 15, 1986