

HYDE PARK

HISTORIC
HOMES
TOUR

1982

HYDE



PARK

NEIGHBORHOOD ASSOCIATION

The Hyde Park Neighborhood Association welcomes you to our sixth Historic Homes Tour and to our neighborhood. We hope that you will share our enthusiasm for the preservation of this inner city neighborhood which each day becomes more unique, more important to preserve. A rapidly expanding city is increasing developmental pressures and threatening the sense of history which is so important today and for the generations of tomorrow.

There are ten homes which will be "open" and which represent a variety of life styles and degrees of restoration. Some homes may be recalled from earlier tours, and visitors will be interested to see restorations completed or work nearing an end. In others, the process is just beginning, and there is a special excitement as one sees the challenges which lie ahead and anticipates the charm of the completed restoration.

We encourage you to share our neighborhood as a whole. As you walk from home to home, enjoy the shaded sidewalks, note the diversity of housing, and pause to look at those homes which are being refurbished. Special attention is called to the home at 3913 Avenue C which is zoned historic and has recently undergone extensive exterior work. The home at 4100 Avenue D is in an interesting stage of restoration, and the home at 4101 Avenue H represents a conversion from duplex to single family residence.

As has become traditional, part of the net proceeds from the Hyde Park Historic Homes Tour will be used for neighborhood improvements. At the time of printing, specific projects had not been finalized, but Hyde Park Neighborhood Association members will select a project or projects which will benefit those who live in and visit our neighborhood.

This tour is dedicated to the dream that first formed Hyde Park, the love and hard work which have restored her, and the hope that Hyde Park will survive today and be a part of tomorrow.

Best wishes for a good tour.

Celeste B. Cromack

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President, HPNA

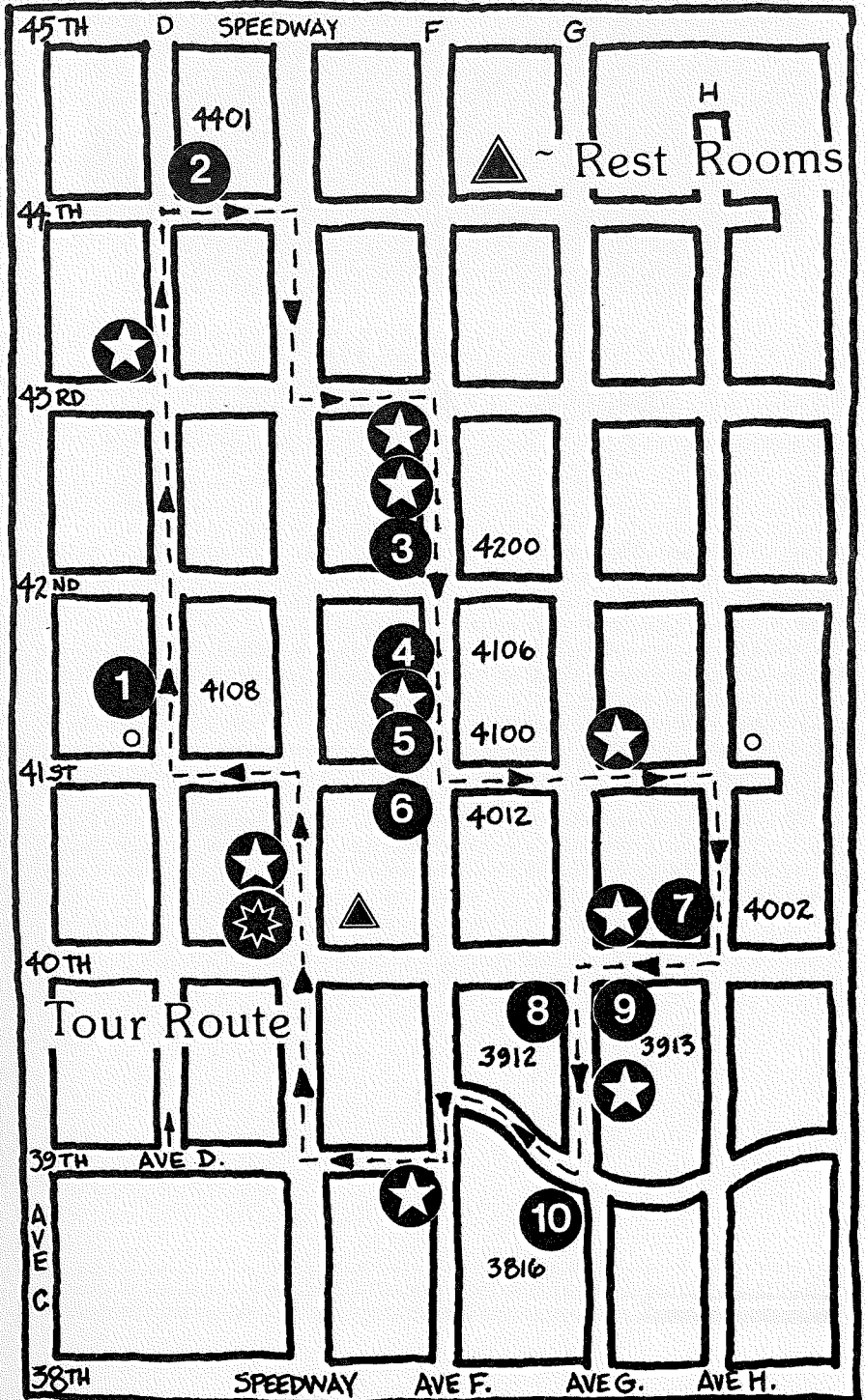
	House (Open)	Date Built	Address
1	Keylich-Lind House	1907	4108 Avenue D
2	Woodburn House •	1909	4401 Avenue D
3	Bell-Smith House	1895	4200 Avenue F
4	Murray-Chote House	1915	4106 Avenue F
5	Holland-Klipple House	1893	4100 Avenue F
6	Sauter-Alley House	1897	4012 Avenue F
7	Ramsdell-Wolff House	1907	4002 Avenue H
8	Frank Covert House •	1898	3912 Avenue G
9	Page-Gilbert House •	1893	3913 Avenue G
10	Monroe M. Shipe House •	1892	3816 Avenue G

• AUSTIN HISTORIC LANDMARK

Guests who are not familiar with Hyde Park may wish to purchase a tour book from 1981 which contains general information on the history and architecture of Hyde Park, as well as short histories and drawings of other landmarks in the neighborhood.

★ THE FOLLOWING HOUSES ON THE ROUTE, ALTHOUGH NOT OPEN, ARE ALSO OF INTEREST:

★ Robert T. Badger House	1906	4006 Speedway
★ Clark-Emmert House	1895	4300 Avenue D
★ Morris A. Kopperl House	1896	4212 Avenue F
★ Kopperl-Lang House	1909	4206 Avenue F
★ Weisiger-White House	1892	4104 Avenue F
★ John M. Bell House	1857	4101 Avenue G
★ Clarkson-Crutchfield House	1904	4001 Avenue G
★ Heierman House	1902	3909 Avenue G
★ Peter Mansbendel House	1912	3824 Avenue F





Keylich-Lind House

In 1907 Feodor Keylich and his wife bought eight lots in Hyde Park, built this house, and lived here until 1913. Alfred W. Oliphant, a dry goods salesman, resided here with his family until 1917 when John B. Gay purchased the property from the original owner, Keylich.

John Gay taught at the School for the Blind, and his wife Leila was a noted civic and church leader. The Gays sold the house in the early 1920's to Edward S. Williams and his wife Tulah. He died in 1938 and she lived here until the late '40's when Ralph and Nina Lind purchased the house. Mrs. Nina Lind operated the Hyde Park Day Nursery out of her home from 1958 to the late 1960's, and it was she who had the third bedroom and half-bath added on in the '50's.

The house was rented, mostly to students, for several years, until 1975 when Thomas and Patricia Suehs purchased it and began external restoration. Charles and Laura Kichline bought the house in 1977 and have completely remodeled the interior.



Woodburn House

Bettie Hamilton Woodburn bought this home in 1920. She was the 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, appointed 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 complementary architectural details and Boutwell found a buyer for what had been down-played as an "Economically unfeasible" restoration. In 1981, 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.

Larry and Terry Smith and their children, the new owner-occupants, are bringing the Woodburn House into a new era of importance, as a Hyde Park landmark.



Bell-Smith House

Thaddeus and Florence Bell decided to move to the newly-developing suburb of Hyde Park, just north of Austin in 1894. 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 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 ornamentation, 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 1920's and early 1930's while he served as presiding judge of a Commission of Appeals. For about 15 years during the 1950-1960's, the house was used a 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. Surrounding this late Victorian structure is a graceful wire fence that predates 1917. Robert and Alicia Jarry purchased the home in 1980.



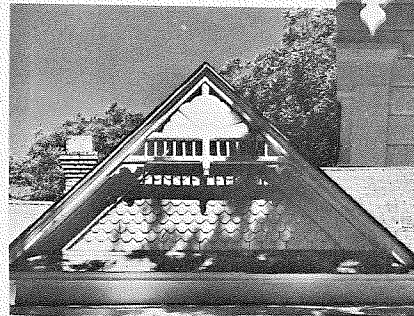
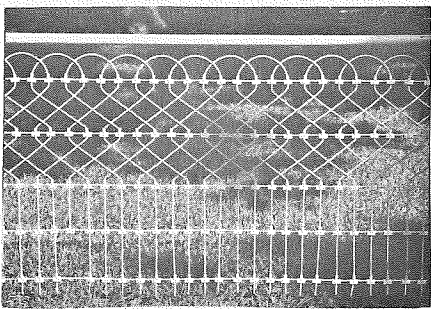
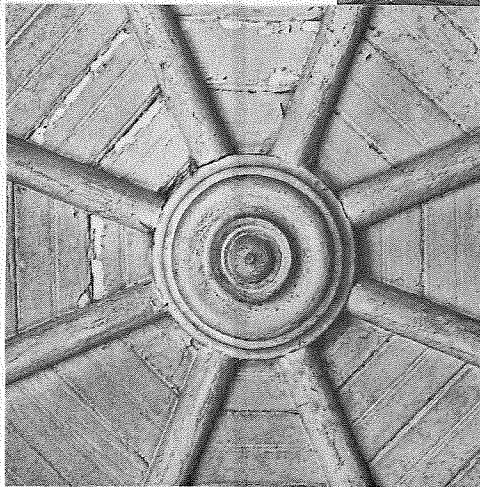
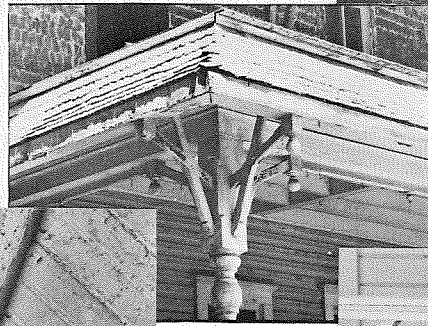
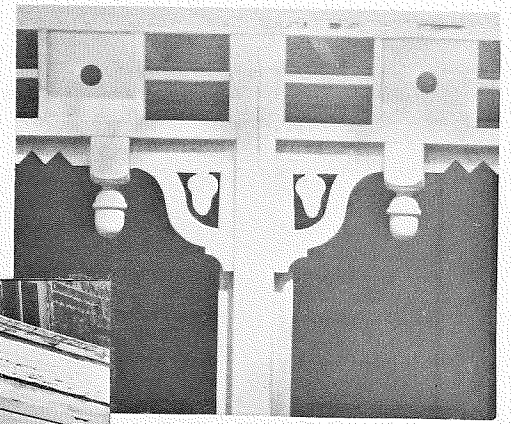
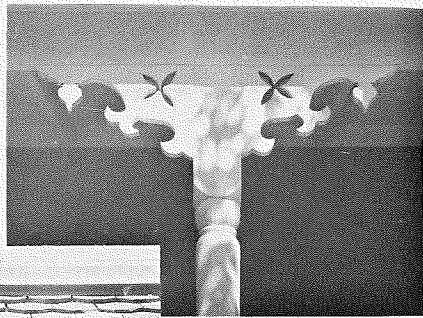
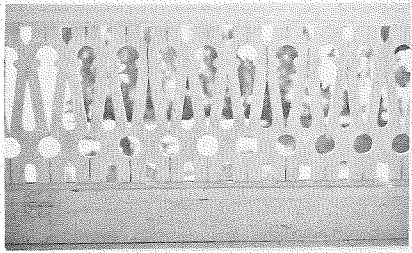
Murray-Chote House

Like so many homes in Hyde Park, the residence at 4106 Ave. F has been through many changes in its 65-year history. Originally the lot on which the house sits was a part of the property of the White-Weisiger house at 4104 Ave. F; thus it is likely that the large barn behind the house was built by Mr. White some time in the early 1900's to house carriage horses and perhaps other livestock as well. In 1915 the property at 4106 Ave. F was sold off separately to W. H. Murray, who built the house you see today.

Originally the house was a single-family residence, with a large front porch extending across the entire east side of the house. The living room, dining room and kitchen were on the north side of the house, with bedrooms on the south side.

In 1924 the house was purchased by Mr. E.M. Chote, a spinach merchant whose crop flourished in the sandy loam soil by the Colorado River near Govalle. In the 1930's the Chote family added a wing to the back (west) side of the house. After Mr. Chote's death, Mrs. Chote converted the house into a duplex in the early 1940's in order to generate rental income.

In 1976 the house was purchased from Mrs. Chote by Grant and Margot Thomas. Major renovations since then have included construction of the tower or belvedere in the center of the house (1979); kitchen remodeling and re-roofing (1980); and reconversion back to a single-family dwelling and addition of a children's loft and sleeping area on the northwest side of the house (1981). The current owners hope eventually to be able to remodel the sleeping and porch area on the original back wing, and to restore the barn to adaptive use.





Holland-Klipple House

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 battalion 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. One of Mrs. Gayle's great-granddaughters, Mrs. Carol Adams, and her husband, Ernest, have completely restored the old family home. The Adams family will be the fifth generation of this early Hyde Park family living in the residence.



Sauter-Alley House

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 one 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, stationery, 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 painstaking restoration of this grand Victorian home was completed in 1981. This spring, Blake Williams was honored by the Austin Heritage Society for the exemplary restoration.



Ramsdell-Wolff House

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. William A. Shannonhouse was 64 years old when he built the house and John T. Hofer was a Hyde Park resident (4516 Ave. G). Dr. Ramsdell, U.T. history professor and author, came to be known as the "Dean of Southern Historians." Dr. Ramsdell also served for more than 30 years as secretary-treasurer of the Texas State Historical Association. Author of five books, his 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 (Berg) and Pauline (Fuqua). Paul, salesman of real estate and later insurance salesman for the German Mutual Insurance Company, lived to be 90 years old in this house.

In 1980 Robert and Betty Phillips purchased the house which was condemned and in a state of disrepair after 17 years as rental property. After restoration and remodeling to meet the needs of the Phillips family, this 75-year old house has begun its "second life" in Hyde Park.



Frank Covert House

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 1890's the Covert family was living on this site, staying in temporary quarters while the house was being built. This arrangement permitted designer Covert to oversee construction. They moved into this two-story brick home in 1898.

In the early 1880's 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 complete. The Covert home is zoned historic.



Page-Gilbert House

This home was designed and built by Christopher H. Page in 1893, 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; 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.

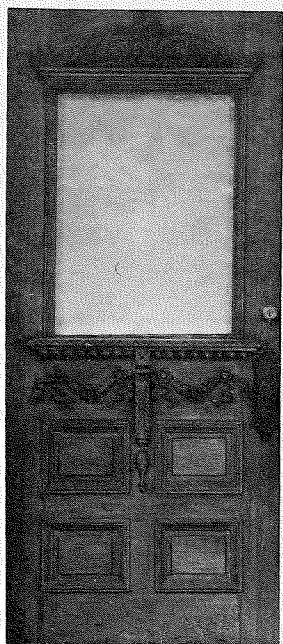


Shipe House

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

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

Since they purchased it in 1981, Randy Baird and Sheree Scarborough have initiated restorative and remodeling efforts which will return the Shipe House to its former glory, while adapting it as a contemporary home. The Shipe House is zoned historic.

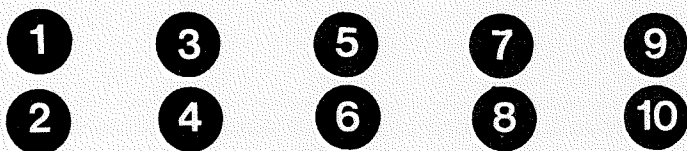


Photography by Roger Buck-Smith

Design & Layout by Stephen Frels

The information on the structures in this booklet was compiled and written by John Sanford, Jack Evins, Julie Strong, Grant Thomas, Laura Kichline and Betty Phillips. Special thanks to Mrs. Hazel Chote Keen, daughter of Mr. & Mrs. E.M. Chote, for her help in tracing the history of the Murray-Chote House.

HYDE PARK HOMES TOUR 1982
JUNE 19th & 20th



NO FOOD, BEVERAGES OR SMOKING
ALLOWED IN THE HOMES