
HYDE PARK

Austin

Texas



Centennial Homes Tour

1891 - 1991

Welcome to our neighborhood!

Thank you for joining us in celebrating 100 years of Hyde Park. In 1895, Colonel Monroe Shipe dreamed of stately tree-lined streets and fashionable houses with gracious front yards. His dream has grown and developed into one of the most distinctive neighborhoods in Texas, a "small town" inside the big city.

As you tour our homes and promenade along our avenues, notice the good work of many generations. For 100 years, new homes have been built, existing homes have been updated or restored, additions or expansions have fit seamlessly into the neighborhood fabric.

Hyde Park residents today continue to love and nurture this very special place. We hope you see our neighborhood as more than history come alive; we invite you to look forward with us to the next 100 years.

Thanks for coming by,

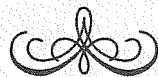
Ben Heimsath
HPNA President



Covert House

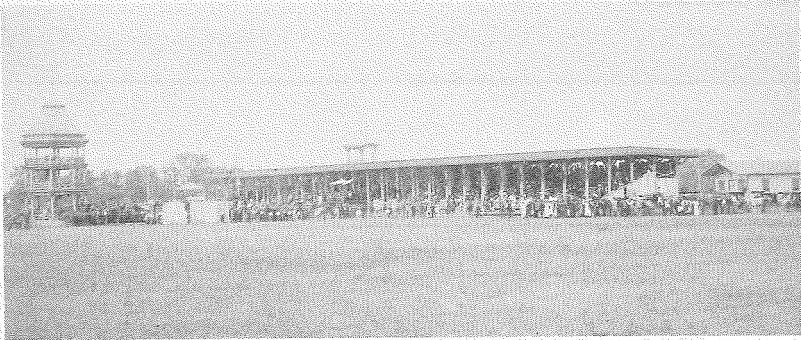
Photo: Martha Campbell

Contents



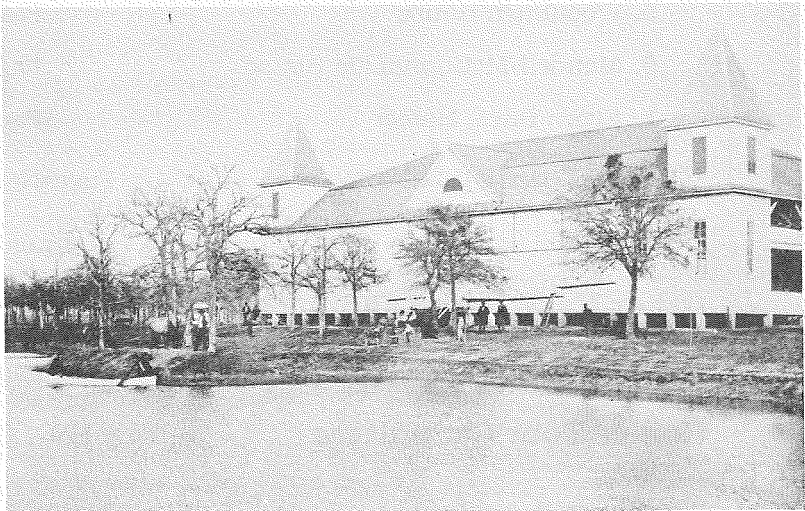
Welcome	Front Cover
Foreword - Peter Flagg Maxson	Page 3
Homes	
1. Covert House	Page 4
2. Page-Gilbert House	Page 8
3. Shipe House	Page 12
4. Bell-Smith House	Page 16
5. Woodburn House	Page 24
6. Mendell-McConnachie House	Page 28
7. Elvira Davis House	Page 32
Homes Tour Sponsors	Page 18 & 22
Tour Map	Center page
Other Hyde Park Landmarks	Page 36
Historic Map	Page 38
Homes Tour Committee	Back Cover

Cover photo was taken at Guadalupe looking east down 39th Street.
Austin History Center, Austin Public Library(PICA 02628)



Before Hyde Park was developed, this grandstand was part of the Texas State Agricultural Fair.

Austin History Center, Austin Public Library (PICA 02610)



The Pavilion and Lake once stood in Hyde Park near the present location of Baker/Robbins School.

Austin History Center, Austin Public Library (C00054)

Foreword

Peter Flagg Maxson
Architectural Historian



Welcome to the 15th Annual Hyde Park Homes Tour.

This year's Homes Tour is cause for celebration in two ways. First, it commemorates the 100th anniversary of the platting of Hyde Park by Col. Monroe M. Shipe in 1891. At that time, Col. Shipe acquired the old Texas State Fairgrounds. He then built the city's first electric streetcar system to bridge the 20-block gap between his fledgling suburb and the northern edge of civilized Austin by the University of Texas campus. Advertised optimistically as "the wealthiest and most aristocratic ward in the city", Hyde Park grew gradually. The initial development of the subdivision was complete only in the 1930s. The gradual growth meant that the neighborhood has an unusually diverse housing stock, ranging from Victorian Eastlake and Queen Anne style houses and cottages of the 1890s through the American Foursquare and Colonial Revival variants of the turn of the century to Bungalows and Tudor Revival dwellings of the 1920s and 1930s.

This architectural Whitman's Sampler led to our second cause for celebration, the listing of much of Hyde Park on the National Register of Historic Places on 16 August 1990 by the U.S. Department of the Interior. The Keeper of the National Register in Washington, D.C. requires that such properties honored by this designation be significant architecturally or historically, and retain their historic integrity. Hyde Park joins such other important areas as East Sixth Street, the Bremond Block and East Austin's Swedish Hill as nationally recognized historic districts. The designation of the Hyde Park and Shadowlawn Historic Districts and 17 nearby buildings confirms what residents have known all along - that Hyde Park is a special and very desirable place to live.

We hope you enjoy the Homes Tour, and will join us again next year!

Covert

House

Constructed about 1898 for Annie G. and Frank M. Covert, this house dates to the early period of Hyde Park's development and is one of only a few brick homes built in the neighborhood at that time. Annie Covert bought the lot from Col. Monroe Shipe in 1897, and by the following year she and her husband had moved into their new home. Frank Covert, who was a real estate and insurance agent, provided Austin with one of its most popular attractions when he donated Mount Bonnell to Travis County for a public park.

An eclectic Queen Anne structure, the Covert House is dominated by a full-height pedimented portico and features a two-story wraparound porch with paired Doric columns. An elaborate roofscape composed of mansard, gabled, and hipped roof forms is further accented by elaborately corbelled brick chimneys.

Current Owners
Oliver Perkins
& Patricia Muller



Photo: Martha Campbell

3912 Avenue G

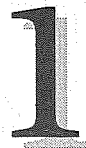
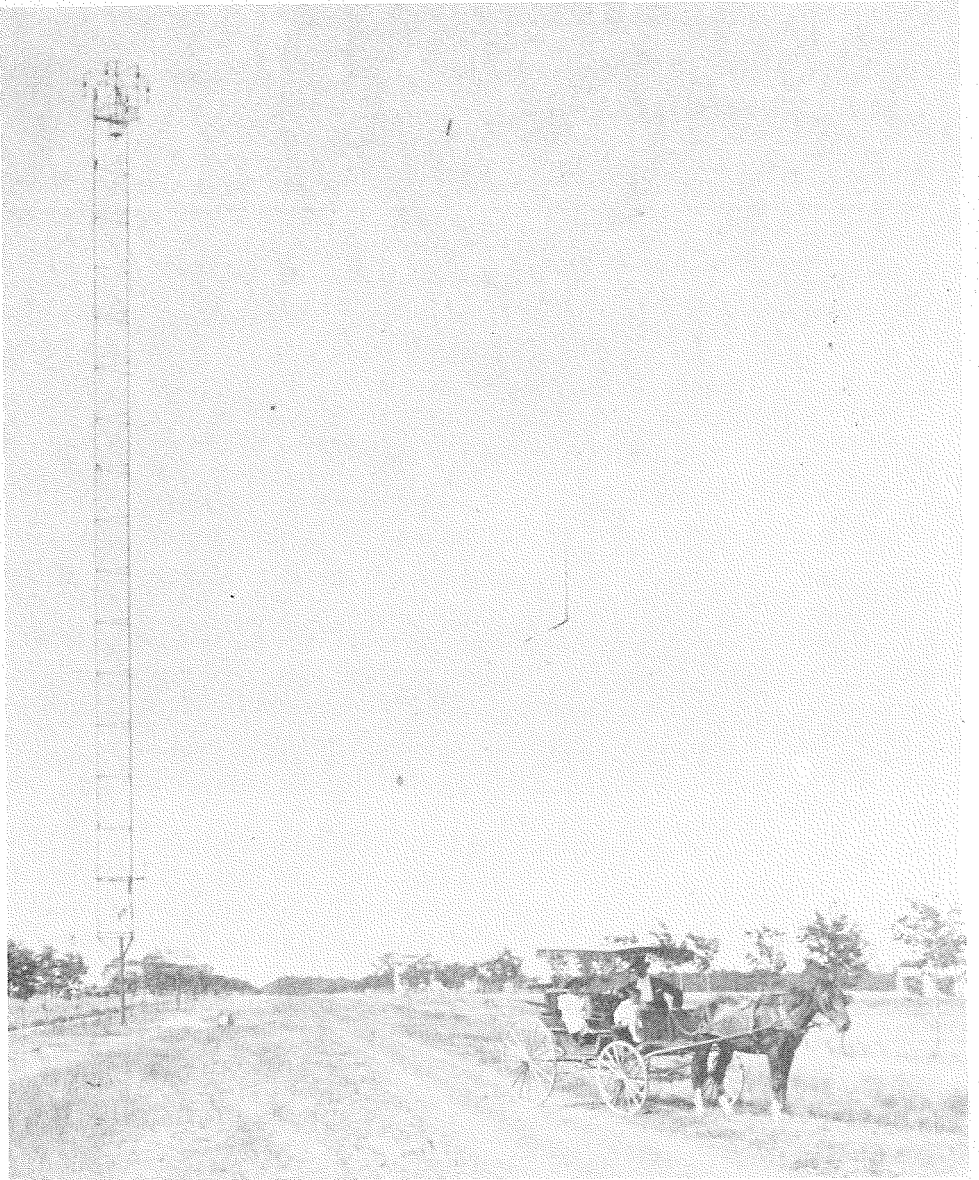


Photo: Martha Campbell

The Coverts continued to reside here until about 1905. The house changed ownership frequently after the Coverts sold it and for many years was rental property. The Home of the Holy Infancy, a Catholic orphanage and home for unwed mothers later known as the Marywood Home, was located in the Covert House from 1927 to 1931.

Due to the major restoration efforts of recent owners, the house was designated an historic landmark by the City of Austin in 1978.

For your safety, only the first floor will be open for the tour.



Austin's First Moonlight Tower at Speedway and 41st Street is still operational.
Austin History Center, Austin Public Library (PICA 02612)



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Page-Gilbert

House

Christopher H. Page, an English stonemason who came to Austin in the 1880s to work on the State Capitol, designed this house in 1893 and built it with the assistance of local contractor William John Sutor. Like the Covert House, it is an example of the few brick houses built in the early years of Hyde Park's development. In 1896 Page conveyed the property to his son Charles Henry Page, who was to become a prominent Austin architect in the early 20th century. [An outstanding example of the younger Page's work in Hyde Park is the Bailey-Houston House at 4110 Speedway, perhaps the best Craftsman Bungalow in the city.]

Current Owners
Wanda & Gary Penn



Photo: Rick Williams

The Page-Gilbert House features elements typically associated with the Queen Anne style, coupled with an unusual vernacular design. It is distinguished by a porch that takes the form of a corner tower capped with a steeply pyramidal roof. Interesting porch details include turned-wood posts and a geometrically patterned balustrade.



Photo: Martha Campbell

The house changed ownership frequently in the 1890s, until Mrs. Clara Border purchased it in 1898. The Border family kept chickens in the yard, and oral tradition holds that the Border children delivered eggs throughout the neighborhood. Real estate agent John F. Gilbert bought the house in 1933, undertaking extensive interior renovations. The home

remained in the Gilbert family until 1977. It was designated an Austin City Landmark in 1978.



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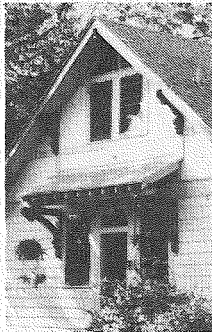
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Monroe Shipe

House

Built in 1892 by Hyde Park's developer, Col. Monroe M. Shipe, this house includes lumber salvaged from the bandstand of the state fair grounds that occupied this area from about 1875 to 1886. In addition to developing Hyde Park, Shipe built the Austin Rapid Transit Railway Company, a streetcar line that linked the new suburb with downtown Austin. Shipe had his home built close to the streetcar line and encouraged the construction of additional majestic residences in the area. He envisioned the area as the "Pride of Austin," attaching deed restrictions to his land sales stipulating minimum costs for houses built in Hyde Park. He was instrumental in the city's installation of the Moonlight Tower streetlighting system, and the first tower was erected in 1895 at the corner of 41st Street and Speedway.

Current Owners
Robert Duvic &
Diane Orbeck

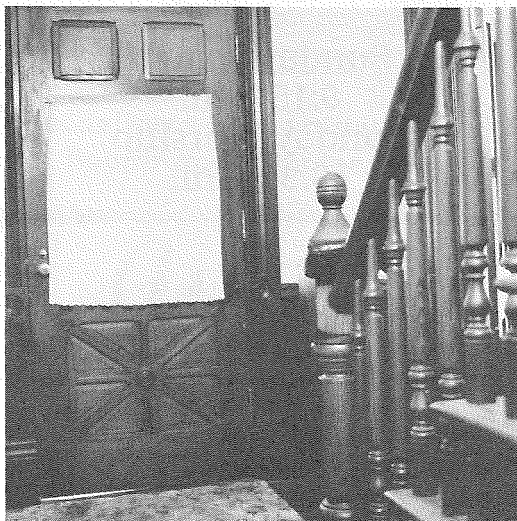


Photo: Rick Williams

The Shipe House is an eclectic combination of Stick style, Shingle style, and Swiss chalet. It features a fanciful gazebo at the rear. Massive brackets support the deep overhanging eaves; the roof originally was made of concrete. The second-story porch features balusters arranged in a diamond pattern.

3816 Avenue G

3

Members of the Shipe family continued to reside in the house until about 1940. The Shipe House was designated an Austin City Landmark in 1978, and received the Texas Historical Commission's Recorded Texas Historic Landmark designation in 1982.

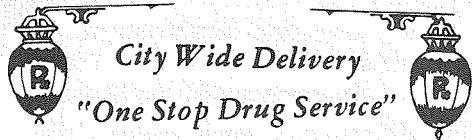
[The impressive Tudor Revival home of Shipe's daughter Clotilde and her husband, Swiss woodcarver Peter Mansbendel, stands one block west at 3824 Avenue F.]



Photo: Rick Williams

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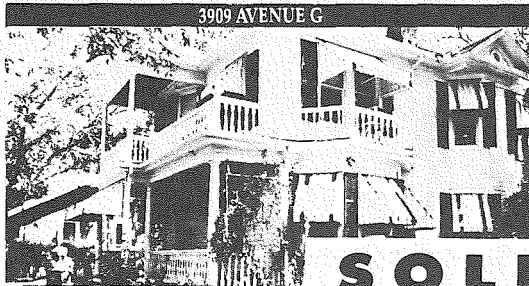
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Bell-Smith

House

Insurance agent Thaddeus C. Bell and his wife Florence hired local builder Lorenzo W. Culver to construct a house, stable, and fence at this site in 1895. The project was completed at a cost of \$1,512, and the Bells continued to live here until about 1904. Matt Smith, bartender at the Driskill Hotel, purchased the house in 1906 and lived here with his wife Annie until 1924. Attorney Hugh B. Short bought the property about 1927 and lived here with his family until the 1940s.

Current Owners
Jack & Jill Nokes



Photo: Rick Williams



Photo: Rick Williams

A modest single-story Queen Anne cottage, the Bell-Smith House features an inset porch with jigsaw brackets and turned wood posts and balustrade. The detail is repeated in a smaller porch at the rear of the house which overlooks the garden. The house was designated an Austin City Landmark in 1982.

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Woodburn House

Photo: Leila Levinson

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Cole & Sanford-Jordan Families



Davis House

Photo: Liam Winters

Gray & Peggy Stuart

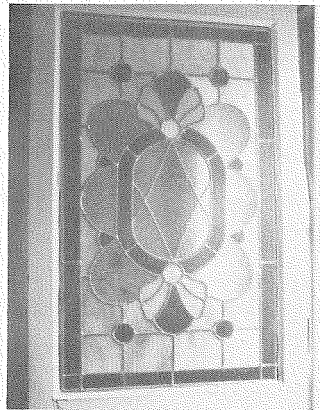
The Aldridge Family



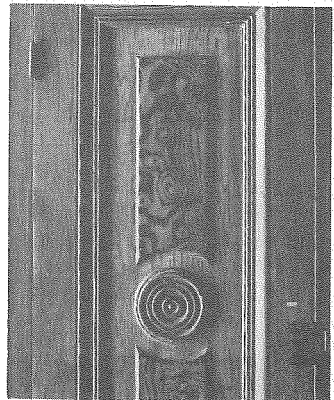
Woodburn House
Photo: Leila Levinson

Atherton, Crites, Krumm Family

Barbara Gibson, P.C.,
Attorney at Law



Page-Gilbert House
Photo: Martha Campbell

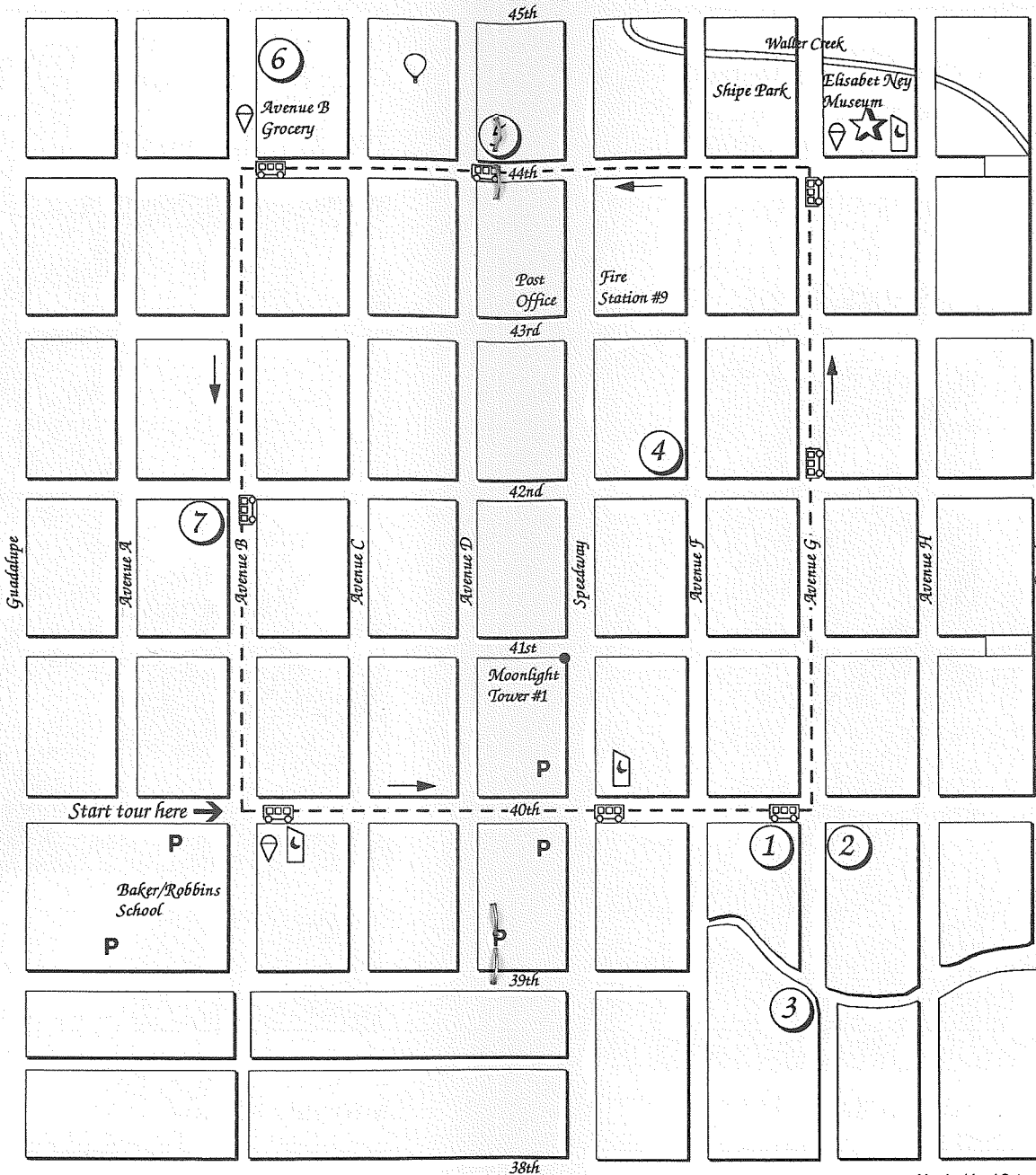


Shipe House
Photo: Rick Williams

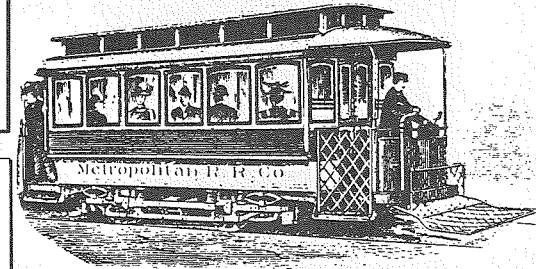
Hyde Park 1991 Homes Tour

Homes on Tour

- ① *Covert House*
3912 Avenue G
Oliver Perkins &
Patricia Muller
- ② *Page-Gilbert House*
3913 Avenue G
Wanda and Gary Penn
- ③ *Monroe Shipe House*
3816 Avenue G
Robert Duvic & Carol Orbeck
- ④ *Bell-Smith House*
4200 Avenue F
Jack and Jill Nokes
- ⑤ *Woodburn House*
4401 Avenue D
Herb Dickson & Sandra
Villalaz-Dickson
- ⑥ *Mendell-McConnachie House*
4411 Avenue B
John and Barbara Griessen
- ⑦ *Elvira Davis House*
4112 Avenue B
Andrew Herdeg &
Liam Winters III



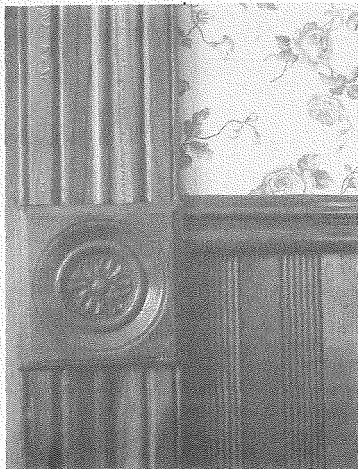
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- ☎ Trolley Stop
- 🚻 Restrooms
- 🍦 Refreshments
- Trolley line

Homes Tour Sponsors



Page-Gilbert House

Photo: Martha Campbell

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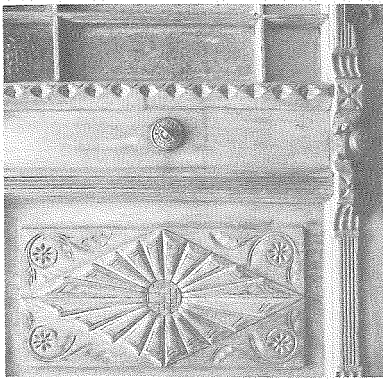
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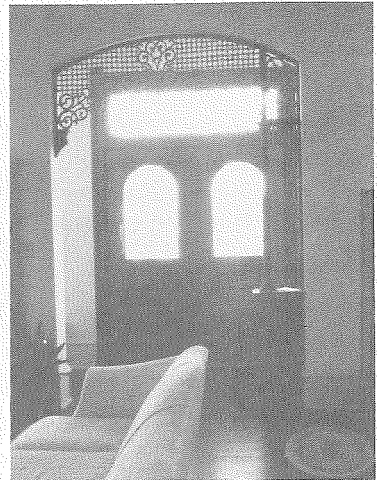
Mendell-McConnachie House

Photo: Leila Levinson



Bell-Smith House

Photo: Rick Williams



Covert House

Photo: Martha Campbell



Mendell-McConnachie House

Photo: Leila Levinson

Woodburn

House

Austin contractor John B. Headspeth built this house at 200 East 40th Street for Francis H. Wagner in 1909. A freight agent for the Missouri, Kansas and Texas (Katy) Railroad, Wagner continued to reside in the house until 1911.

The home was purchased in 1920 by Bettie Hamilton Woodburn and her husband Frank, a traveling salesman. The daughter of Andrew J. Hamilton, Texas' post-Civil War provisional governor, Bettie continued to live in the house with her children after Frank died about 1934. She died in 1940, and the home remained in the Woodburn family until the 1970s.

The Woodburn House shows the changing architectural tastes typical of the turn of the century, as the late-Victorian Queen Anne style was replaced by a renewed interest in classical detailing. It combines an asymmetrical plan and a steeply pitched roof with a two-story wrap-around gallery featuring Doric columns and turned balusters. The overall impression of the house is one of substance and grandeur.

Current Owners
Herb Dickson &
Sandra Villalaz-Dickson



Photo: Leila Levinson

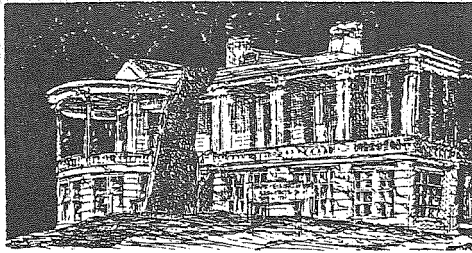


Photo: Leila Levinson

Hyde Park resident George Boutwell purchased the Woodburn House in 1979 and had it moved to this site to save it from the threat of demolition. It was designated an Austin City Landmark in 1981. Current owners Herb and Sandra Dickson now operate the Woodburn House as Hyde Park's only bed and breakfast inn.

[Another Hyde Park example of builder John B. Headspeith's work is the Clark-Emmert House, located one block south at 4300 Avenue D.]

Best wishes for the next 100 years!



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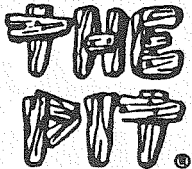
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Mendell- McConnachie

House

Dating from about 1915, the Mendell-McConnachie House exemplifies the transition towards simpler domestic architecture with more open plans that characterized Hyde Park in the 20th century. The house features elements of the Classical Revival style in conjunction with a bungalow form. Dominated by a high-pitched pyramidal roof, the house features a deep porch with slender Doric columns.

Current Owners
John & Barbara Griessen



Photo: Leila Levinson

4411 Avenue B



Photo: Leila Levinson

George W. Mendell, Jr., an attorney and member of the state legislature, was the first occupant of this house. He lived here until about 1917, after which time the house became rental property.

Among the home's numerous tenants were the Rev. L. Norman Myers, pastor of Hyde Park Methodist Church, and his wife Lizzie. Louella and James McConnachie, owners of the Hyde Park Shoe Shop at 4011 Guadalupe, purchased the house in 1922 and continued to live here for the next two decades.



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Elvira Davis

House

Elvira Tennessee Manor Davis, widow of Blackstone Hardeman Davis, was the first occupant of this house. A prominent Travis and Bastrop County attorney, B. H. Davis was a member of a locally prominent family whose original homestead and stone quarry is now the site of Austin's Northwest Park. He was murdered in 1881 while traveling between Bastrop and Austin, and the case was never solved. Elvira Davis moved into this house in 1896. She continued to live here until 1918, often taking in boarders to help pay expenses.

For a few years after 1918 the house was rental property. R. E. McDonald and his wife Jewell purchased the house for their residence by 1924. McDonald was chief entomologist for the Texas Department of Agriculture. After the McDonalds sold the house in 1935, it again reverted to rental status.

Current Owners
Andrew Herdeg &
Liam Winters III



Photo: Liam Winters

4112 Avenue B

7



Photo: Liam Winters

A late Victorian-era dwelling, the Davis House exhibits strong Queen Anne influences in its wraparound porch, projecting bay window, and high-pitched roof. The classically restrained Doric colonnade adds a bit of variety to the house's style. It was designated an Austin City Landmark in 1989, and its restoration is still in progress.





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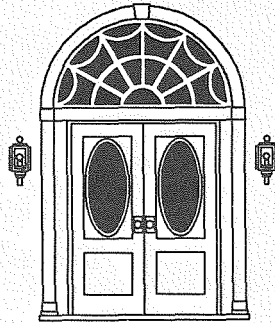
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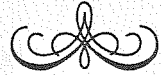
Save Barton Creek Assoc.

Perma Jack

Renaissance Glass

Other Hyde Park Area Historic Landmarks

- Austin State Hospital, originally State Lunatic Asylum (begun 1854), 4110 Guadalupe. Extraordinary High Victorian Italianate style main building. Elaborate later additions, gardens since removed.
- Bluebonnet Tourist Camp (1930), 4407 Guadalupe St. Petrified rock facade on perhaps first Texas motel on the National Register.
- Alice Robbins House (ca. 1925), 4311 Ave. A. Unusual shotgun house/bungalow hybrid, built for the operator of a nearby sanatorium.
- Ramsey House (1894), 4412 Ave. B. Eastlake style home of horticulturist F.T. (nicknamed Fruit Tree) Ramsey and his wife, nee Belle Sinclair. Ramsey Nursery occupied present site of Intramural Fields.
- Avenue B Grocery (ca. 1910), 4403 Ave. B - Rare survival of once-common building form, the neighborhood grocery.
- Confederate Woman's Home (1908), 3710 Cedar St. Altered concrete block structure built by the Daughters of the Confederacy. In use until 1964, when last three Confederate veterans' widows moved. C.H. Page, architect.
- Smith-Marcuse-Lowery House (1894), 3913 Ave C. Fine Eastlake-style home once condemned by the City of Austin. Rescued by artist George Boutwell & family, who reconstructed many missing architectural elements from historic photographs.
- Oliphant-Walker House (1894), 3900 Ave. C. Eastlake style home of photographer William & Alice Oliphant family, whose daughter Jane married historian Walter Prescott Webb. Later owned by Anna E. Walker, treasurer of the Texas Equal Suffrage Association.
- Clark-Emmert House (1895), 4300 Ave. D. Eastlake-style cottage with fine *gingerbread* fretwork.
- Fire Station #9 (1929), 4301 Speedway. Designed by architect August Watkins Harris in Bungalow style, to insure compatibility with the neighborhood
- Bailey-Houston House (1920), 4110 Speedway. One of the best Craftsman Bungalows in the city. Designed by C.H. Page. Mrs. Bailey's parents, the Badgers, lived next door at 4108 Speedway.
- Moonlight Tower (1894), Speedway & 40th St. First of 31, tall, carbon-arc streetlights in Austin. The only such system to survive in the nation.
- Kopperl House (1896), 4212 Ave. F. Intact Eastlake style home of sports-

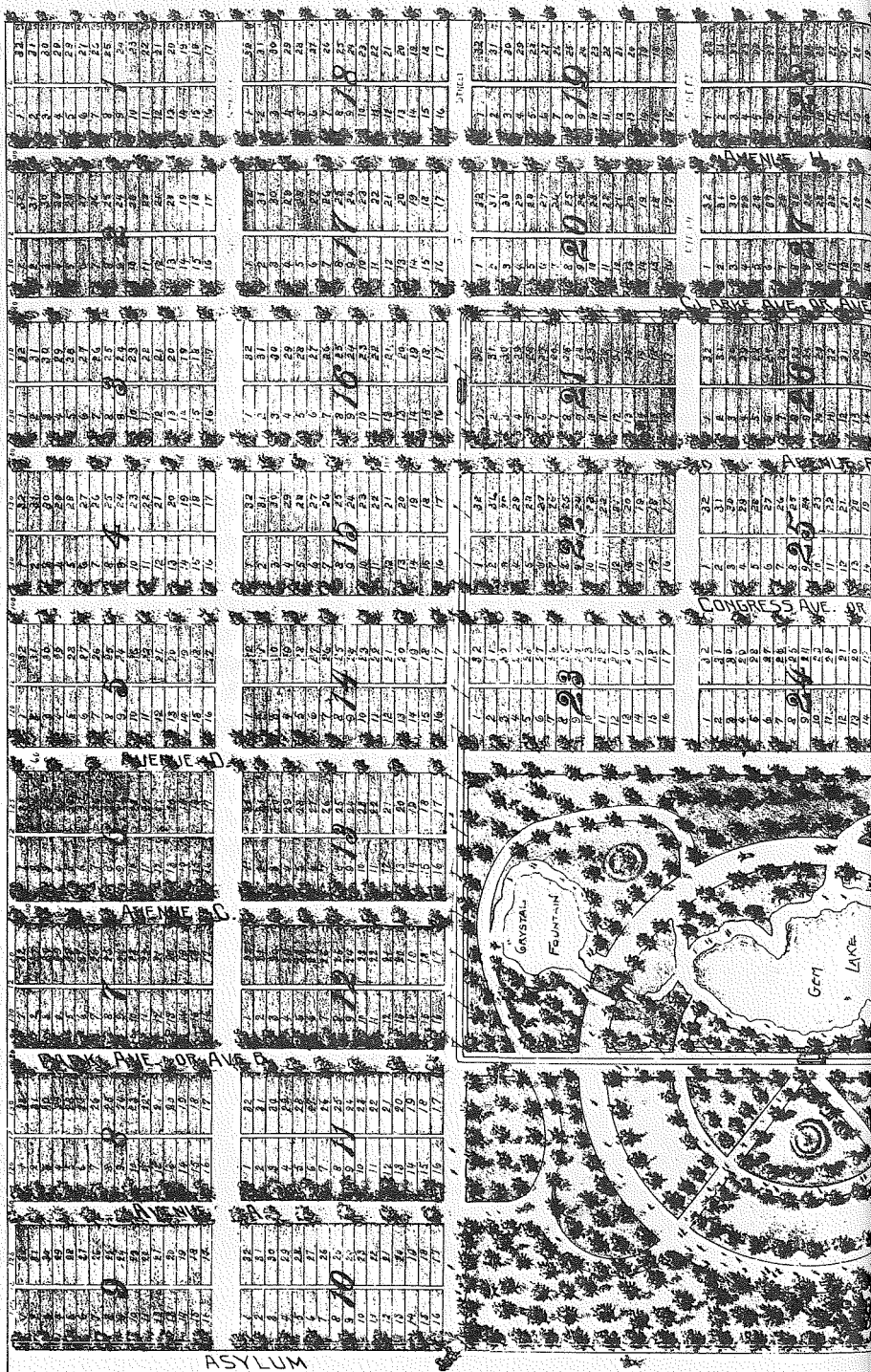


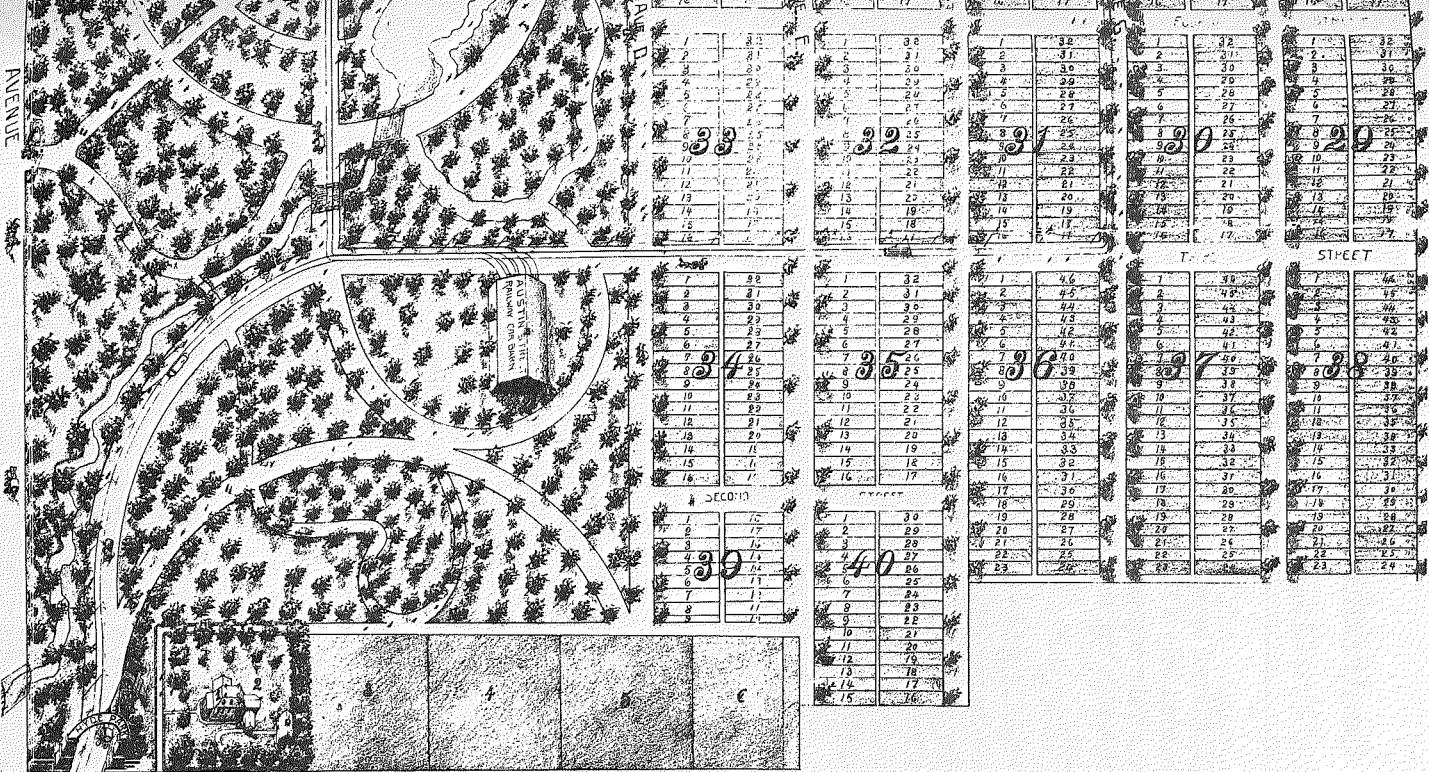
woman Loula Dale Kopperl. Period paint scheme, landscape.

- Sauter-Alley House (1897), 4012 Ave.F. Excellent Eastlake house by William G. Eyres, who also designed neighboring Holland House (4100 Ave.F) and Weisiger-White House (4104 Ave. F)
- Mansbendel House (ca.1925), 3824 Ave. F. Important Tudor Revival home of Col. Shipe's daughter Clotilde and her husband, famed Swiss woodcarver Peter Mansbendel. Vergeboards comparable to those Mansbendel did at The Tavern (Lamar & 12th). Daughter Valarie Williams' complimentary house next door at 3816 Ave.F.
- Elisabet Ney Museum, called Formosa (1892), 304 E. 44th St. Castellated home/studio of internationally known sculptor Elisabet Ney (1833-1907). Now a museum showcasing her works.
- Ramsdell House (1907), 4002 Ave. H. Home of prominent historian Charles William Ramsdell, a University of Texas professor known for his studies of the Old South. Shingled front veranda.
- Inshallah (ca.1905), 602 E. 43rd St. Large & unusual stone home of Prof. Lindley M. Keasby & wife Cornelia. Reportedly incorporates portions of 1870s log structure. Italian influence.
- Commodore Perry Estate (1927), 710 E. 41st St. Monumental, Renaissance Revival mansion designed by Dallas architect Henry Bowers Thomson for entrepreneur Edgar & Lutie Pryor Perry.



Avenue F in the 1890's





Shipe's promotional map for Hyde Park

Austin History Center, Austin Public Library

Message from Centennial Chairman

Now that you have had an opportunity to experience our special neighborhood, you have an idea why we Hyde Parkers feel fortunate to call Hyde Park home. I hope you have enjoyed your tour this afternoon and encourage you to wander through the Arts & Crafts Fair on the grounds of the Elisabet Ney Museum.

My gratitude to the Centennial Committee members for their endless energy and dedication to the details of these memorable events. Special thanks to: Jack Taylor of Priority Copy for his generous support of neighborhood activities by meeting all our printing needs; Peter Maxson for writing the Forward and developing the list of other significant architecture; Bruce Jensen for assisting with the historical research; Kathleen Jenkins for her development of our public service announcements; Steve Marble for helping launch our publicity campaign; the Austin Civic Orchestra for adding the special touch to our 5K Run/Walk and all the musicians and entertainers who added the extra flavor to all our events.

Many thanks to: Hyde Park United Methodist Church for providing childcare on Saturday and allowing us use of their hall for the Ice Cream Social and Reunion; People's Community Clinic for allowing me time away from my responsibilities to bring Hyde Park Days to realization; Hyde Park Presbyterian Church for allowing us to begin the tour at their location and opening their doors to the various choral groups; Extend-A-Care; Adult Groups for the Elderly; Austin State Hospital and Junior Helping Hand for sponsoring our homes by providing docents, and lastly I want to thank all the homeowners for allowing us to explore their homes.

Sandra Villalaz-Dickson

Don't forget to stop at the Arts & Crafts Fair located on the grounds of the Elisabet Ney Museum 44th & Ave G

Refreshment stops at the Arts & Crafts Fair and Avenue B Grocery
44th & Ave B

Hyde Park Neighborhood Association

1991 Centennial Events Committee



Chairperson & Promotion	Sandra Villalaz-Dickson
City and State Resolutions	Cynthia Beeman
Centennial Poster	Jack Shipman
	Wanda Penn
Photo Exhibit	Alan Marburger
Volunteers & Community Outreach	Susan Kirk
	Angero Holt

Events	5K Race	Katherine Dowdy
		Joan Gallagher
	Arts & Crafts Fair	Martha Campbell
		Sandi Heimsath
		Kit Adams
	Ice Cream Social & Reunion	Sarah Sitton
		Linda Pennington
		Judy Cole
	Mini Events & Entertainment	Susan Gilg
		Lisa Barlow

Tour	Home Recruitment	Sandra Villalaz-Dickson
	Logistics	Alan Marburger

Booklet	Advertising Sales	Angero Holt
	Historical Briefs	Terri Myers
		Cynthia Beeman
	Photography	Lella Levinson
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		Liam Winters
		Martha Campbell
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OFFICIAL MEMORANDUM
STATE OF TEXAS
OFFICE OF THE GOVERNOR

The Missouri, Kansas, and Texas Land and Town Company, under the leadership of Monroe M. Shipe, platted the development of Austin's first streetcar suburb in 1891.

Shipe promoted his development as "Hyde Park, the Pride of Austin."

The Hyde Park neighborhood is distinguished by its unique historical and architectural character, as evidenced by its mix of stately Victorian homes and early-20th century bungalows and commercial structures.

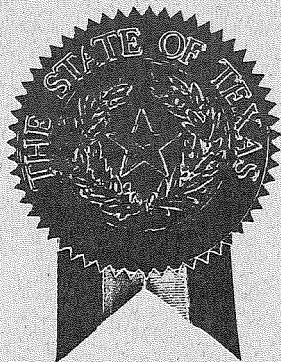
Some of Austin's most creative and prominent citizens, including sculptress Elisabeth Ney, horticulturalist F.T. Ramsey, master woodcarver Peter Mansbendel, and historian Charles Ramsdell have called Hyde Park home.

The Hyde Park neighborhood recently was listed in the National Register of Historic Places by the United States Department of the Interior.

1991 marks the centennial year of the Hyde Park neighborhood and the residents are celebrating this significant anniversary with a series of special events as a gift to the city of Austin and its citizens.

Therefore, I, Ann W. Richards, Governor of Texas, do hereby designate June 1st-16th, 1991, as:

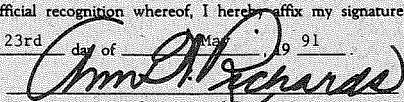
HYDE PARK DAYS



in Texas and urge the appropriate recognition thereof.

In official recognition whereof, I hereby affix my signature this

23rd day of May, 1991


Governor of Texas

