

The 34th Annual
**Hyde Park Historic
HOMES TOUR**

June 19 - 20, 2010

Presented by

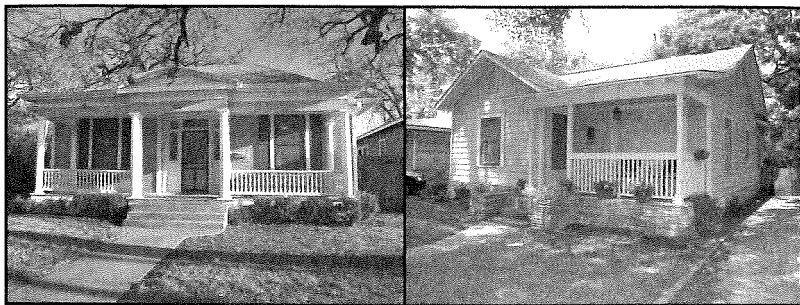
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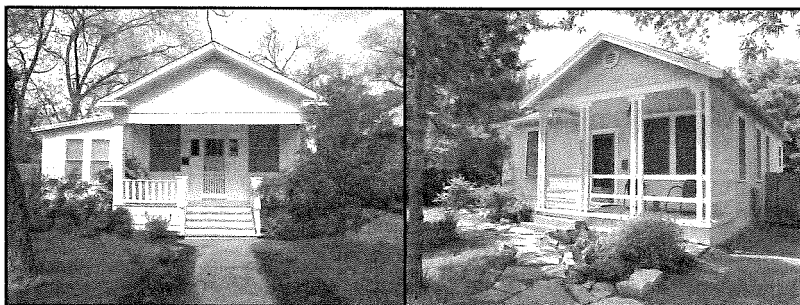


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The 34th Annual Hyde Park Historic Homes Tour

Welcome to the 2010 Hyde Park Homes Tour! In over a century after its founding, Hyde Park continues to exert a special appeal through its “fine streets, perfect shade, and its front-porch friendliness.”

Since its inception, our annual Homes Tour has showcased the neighborhood’s continuing success in restoration and preservation efforts. This year the tour includes a diverse collection of restored homes and other historic buildings. The tour offers a rare opportunity to enter some of the neighborhood’s finest private homes. Once inside you will be able to admire the features that have been treasured and preserved by families for generations but seldom seen by visitors.

All the houses in Hyde Park share lore, secrets and intrigue rich in history and personality. With strong neighborhood preservation efforts and property-owner commitments, these elements will continue for future generations.

So on behalf of the Hyde Park Neighborhood Association, our many Homes Tour volunteers, and the homeowners whose houses are on this year’s tour, we hope you enjoy the tour and we are happy you are here!

David P. Conner, President
Hyde Park Neighborhood Association

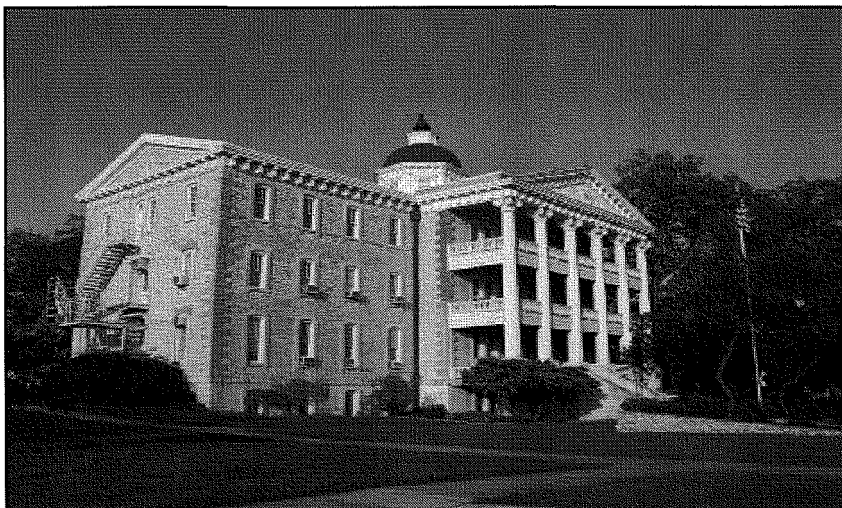
The Austin State Hospital Administration Building

4110 Guadalupe Street

Construction of the Administration Building of the Austin State Hospital – known as the Texas State Lunatic Asylum until 1925 – began in 1857, 150 years ago. It was influenced by the Kirkbride plan for asylums. Thomas Story Kirkbride (1809-1883) thought that architectural design could be therapeutic, with spacious, airy, bright rooms that looked out on pleasant vistas and, as a result, restore disturbed minds. Noted local architect Conrad Stemme (1807-1877) designed the building; its construction was supervised by Abner Cook (1814-1884). It was built of local limestone with layers of sand in the floors to provide both thermal and sound insulation. Its linear plan emphasized a ward system whereby patients could be housed according to their diagnoses: the “noisy insane” could be separated from the “quiet insane” and the “filthy insane” removed from the “clean insane.” The Kirkbride plan addressed not only the mental health of patients but also their physical health, comfort, and safety. To ensure adequate ventilation, the design incorporated wide hallways, high ceilings, large windows, and transoms. For sanitary purposes, the walls were made of hard plaster that could be easily washed, and the floors sloped toward the doors to facilitate cleaning.

Many asylums of the mid-19th century followed Kirkbride’s directives, which began with admonitions about selection of an appropriate site. A site required at least 100 acres, copious water, and peaceful natural views. It was also supposed to be close enough to town to allow for easy access to provisions and visits from relatives. Texas Governor Elisha Pease added the stipulation that the property could not cost more than \$5.00 per acre. Early in 1857, the State of Texas purchased 380 post oak-covered acres two miles north of the capitol; it was inhabited at the time by Tonkawas, Lipan Apaches, and Comanches. While most of the original occupants soon moved farther west, some remained as day laborers to help construct the steam tunnels under the building.

Thirty years later the area due east of the asylum became Monroe Shipe’s “streetcar suburb” Hyde Park. From the beginning, the asylum and the neighborhood maintained cordial relations, with children playing on the grounds and, once movies became popular entertainment, joining patients to watch the outdoor Monday night movies. After Superintendent of Grounds Arthur James Seiders supervised the construction of a new landscape for the facility in the 1890s, the asylum attracted many more visitors. The newly landscaped



grounds included a chain of small lakes, culminating in a larger lake adorned with giant lily pads at the southern tip of the property. The beautified grounds often served as a destination for Sunday buggy rides and long walks for courting couples. In the 1920s, many local children liked to report that their parents had met at the State Lunatic Asylum.

Only four of its planned 16 wards were completed by the start of the Civil War, which delayed completion of the project. Additional wings and a neo-classical portico were added later. By that time, however, Kirkbride's linear plan had fallen into disfavor, replaced by the cottage movement, which emphasized that patients were to be housed in smaller, more home-like units.

In addition to patients, all staff, including the superintendent and his family, lived in the Administration building until a separate residence was built for them in 1879. They and "maiden ladies" employed by the asylum lived on the third floor. Bachelors occupied the basement. If a couple employed by the asylum wanted to marry, they had to secure the permission of the Superintendent, which often depended on the availability of housing for married couples. Children of employees often grew up with "inmates for playmates" and found it natural to work at the hospital just as their parents had, a tradition that lasted for decades.

However, by the 1970s and 1980s, the trend toward community-based mental health care brought about a drastic reduction in the numbers of patients. Currently, the hospital can accommodate three hundred patients. The building now houses the administration and staff of Austin State Hospital and is recognized as the third oldest public building in Texas.

The Peter and Clotilde (Shipe) Mansbendel House

3824 Avenue F

Owner: John Mayfield

No Hyde Park home is so romantically whimsical, so central to our history as Peter Mansbendel's Swiss chalet. Nestled under elm trees planted by Mansbendel's father-in-law and Hyde Park founder Monroe Shipe, this unique home, built in 1925, makes its first appearance in 25 years on the Hyde Park Historic Homes Tour, 2010.

Although often classified as a Tudor Revival style building, as Ellen Garwood wrote in the *Houston Chronicle* in 1957, the Mansbendel home presents "exciting duplication of the chalet roof lines (she saw) dotting the valleys of the Alps." Mansbendel's home re-created the architecture of his homeland and he filled it with a menagerie of birds and animals he carved of Texas wood. But he proclaimed his welcome in Austin would (and did) make him a lifelong Texan and deemed too many carvings in a home "as obnoxious as too many diamonds on a woman." This home, both a National and Austin Historic Landmark, was, according to its nomination, "his greatest labor of love." Peter Heinrich Mansbendel was born in Basel, Switzerland in 1883. As a boy, he apprenticed to a local woodcarver for six years, served in the Swiss army, then went to London to study in detail the work of England's greatest woodcarver, Grinling Gibbons.



He completed his formal training at the Coquier-Roland School of Art in Paris and came to America as the chief of woodcarving for a French decorating firm in New York in 1907. One New York architect called Mansbendel "the man who could make a piece of wood breathe."

A short, wiry, strikingly handsome man, with a rich baritone singing voice and a theatrical flare, Mansbendel had a joke or a quip for everyone he met, sometimes introducing himself as "a chiseler." He was teaching clay modeling at Cooper Union in Greenwich Village and hosting a tea at his woodcarving studio where he met Clotilde Shipe in 1911. Clotilde, a lovely, classically trained opera singer on her way home to Texas after a European tour, was evidently quite taken with the worldly Mansbendel. The fact that he was smitten with her is historically clear: Mansbendel would, against the advice of his friends and associates in New York, close his studio and follow Clotilde to Texas, back to her father's Hyde Park. They were married here in 1911. Mansbendel's studio letterhead, with its distinctive looped M logo, dates the establishment of his studio in Austin the following year and lists services of "Modeling, Portraits, Designing, Painting, Mantels, Furniture, Frames, Fixtures, Screens." This short list does no justice to the body of work Mansbendel produced as leading Texas architects sought him out to put the finishing touches on their grandest projects over the ensuing 28 years. The portraits of University of Texas presidents and coats of arms in the Texas Union here in Austin; the doors of Mission San Jose and the Spanish Governor's Palace in San Antonio; mantlepieces, doors, ceilings and pilasters at the Mansion on Turtle Creek in Dallas; even the Seige of the Alamo carved on a rafter from the Alamo itself for the Austin home, Laguna Gloria, of Hal Sevier and Clara (Driscoll) Sevier, Mansbendel left his mark on the finest homes and public buildings of his era.

Renewed interest in Mansbendel's work led to exhibits at Laguna Gloria in 1977 and the Institute of Texan Cultures in 1978. Peter Mansbendel's voice was an integral part of the Saengerrunde German singing society and of the choir at St. David's Episcopal Church. Mansbendel hired and then staked fellow immigrant Fortunat Weigl to a forge and anvil to start Weigl Ironworks and was active in the fledgling Texas Fine Arts Association, founded by friends of Elisabet Ney. Peter and Clotilde raised a family here and kept Swiss goats in a back corner of the yard. The goats came to feed Peter Jr., but when the boy got older, Mansbendel sold them immediately after calculating he had milked them 6,000 times. Governor Dan Moody was among the more than 400 mourners when Peter died of cancer at the age of 56 in 1940. Clotilde would live here the remainder of her life and died at age 82 in 1963.

The Ben and Lucile Barker House

3215 Duval Street

Owners: Michael Mullen and Kathleen Monahan

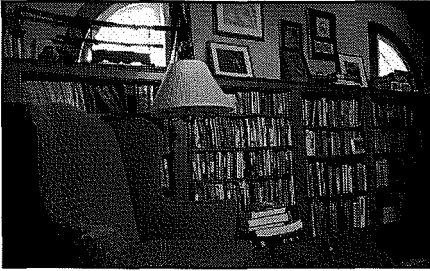
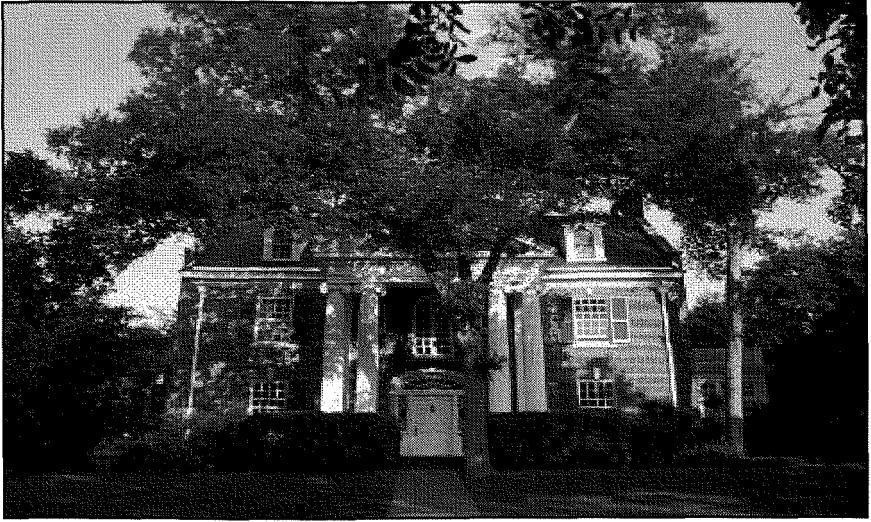
Coupland, Texas, native Ben M. Barker and his wife, Lucile Taliaferro Barker, built this beautifully proportioned, red brick, Georgian Revival style home on the north side of the city in 1921, when the owners were still in their 20s. The elegant houses on Duval and to the east were associated with the country club suburb growing up around the Hancock Golf Course, then the Austin Country Club.

Ben Barker had come to Austin in 1904 and taken a job as bookkeeper for the University of Texas. By 1910 he owned an automobile dealership, which was in business until 1951. Barker served on the City Council and was president of the Chamber of Commerce. He retained his affection for the University and worked tirelessly to expand it.

The Barkers' residence was designed by prominent architect (and neighbor) Hugo F. Kuehne, whose own home was on the northeast corner of Duval and 32nd Sts. In the 1930 U.S. Census Ben (aged 47), Lucile (44) and their son, Stephen (18) lived there with servant Lula Ellis (41). The value of the Barker Home was estimated at \$40,000.

After Lucile Barker's death in 1963, her son Stephen and his wife, Nancy, resided here for almost twenty years. In 1982, when the vacant house was about to be demolished, several neighborhood associations objected and were able to obtain a restraining order at the eleventh hour. Local businessman and antiquarian Whit Hanks then bought the house, but the demolition company had already removed and sold the doors, windows, chandeliers and other items. Hanks let it be known that he would like to buy back any fixtures that came from the house and, fortunately, was able to reacquire the original door and window trim. Hanks and his family moved in and began restoring and remodeling the house, using his large and varied collection of antiques. A couple of years later they permitted it to be used as a decorator's show house, raising funds for Hospice Austin.

Certainly one of Kuehne's most successful residential designs, this home is an excellent Georgian Revival architecture, based on high style English and American houses of the 18th century. It exhibits many characteristics of this style and features a classically proportioned central portico of four Ionic



columns, dentil detailing, and a graceful elliptical fanlight above the front door, along with side lites. The home contains about 5000 square feet of living space, plus detached servants' quarters. It was acquired by the present owners in the early 1990s and they have repainted the interior, added a pool and upgraded the landscaping on the 1.3 acre lot. With the exception of the kitchen, the house retains its original hardwood floors and woodwork. Even the attic features original floors of pine, as well as woodwork and built-in shelving.

An historical surprise is the fact that the Barker House sits on a portion of the land acquired in the 1870s around 32nd and Duval by cabinet maker Joseph W. Hannig and his wife, Susannah Dickinson (1815-1883), who, with her daughter Angelina, was allowed to leave The Alamo in 1836 by Santa Ana after the fateful battle. The Hannigs' other home on E. 5th Street was later a Pit Barbecue restaurant. It was moved a block west to prevent its demolition, beautifully restored and recently opened to the public.

The Herzele House

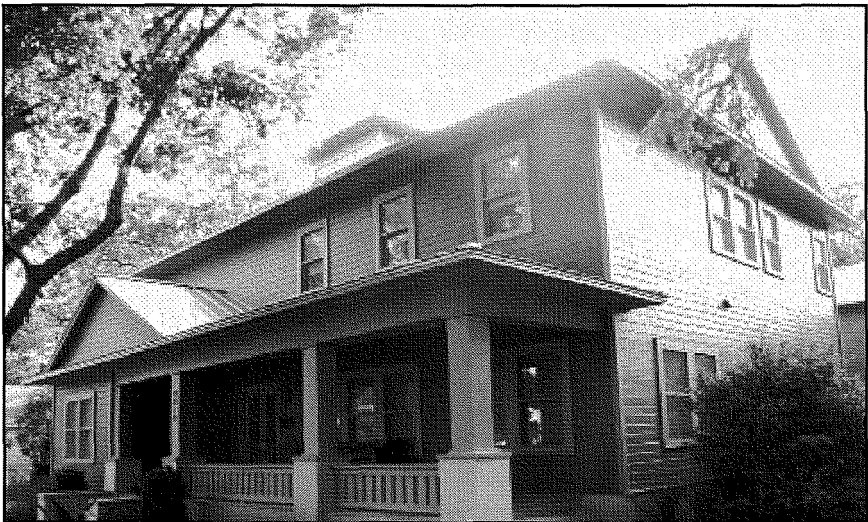
3916 Avenue H

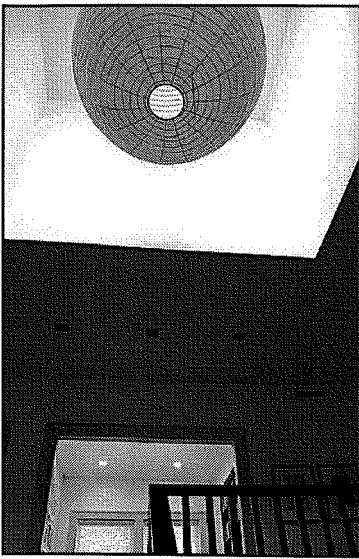
Owner: Charolotte Herzele

Charlotte Herzele had always been drawn to Hyde Park, so when the brand-new house at 3916 Avenue H came up for sale in 2007, she knew that with some work it could be a wonderful place for her and her three adult children to congregate. Commissioning her daughter Juniper Tedhams, a noted New York-based interior designer, to rethink the interior and exterior, Herzele embarked on a meticulous two-year remodel that culminated in the four-bedroom, six-bathroom “Craftsman Revisal” (a term coined by Charlotte Herzele) you see today.

The structure looked as new as it was and didn’t feel in keeping with the historical homes of Hyde Park. To give the house a reference point and therefore anchor it to the neighborhood, Tedhams drew inspiration from the dark green Craftsman home across 40th Street. She wanted 3916 Avenue H to fade into its surroundings and mimic that home as much as possible.

Working closely with architect John Maier, of Maier+Zelter, and contractor Richard Standifer, of Standifer & Associates, Tedhams had the entire interior gutted and reconfigured. The ceiling height and a couple of bathroom locations would remain the same, but other rooms were reorganized, and the circular staircase, which had been open to the living and dining rooms, was made into a closed staircase with a landing. Tedhams wanted to “squash the house down” a bit, so they restructured the roofline, tore off the back porches, and added depth to the front porch to give it a more gracious feel.



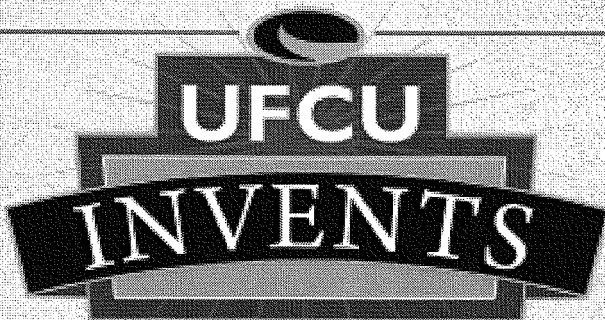


Tedhams imagined the house as an older home that had been renovated. She envisioned the center of the house as the “original” home and, with that in mind, decided that those walls should be made of plaster. The porches of this fabled home would have been enclosed to create outer bedrooms. To convey that idea, Tedhams had the bedroom walls constructed of five-and-a-half-inch boards to resemble shiplap.

Inside the home, Tedhams was determined to use as few materials as possible. Throughout the house, there are only six materials: wood, plaster, painted wood, oil-rubbed bronze, Moroccan cement tile (for the bathroom floors), and Belgian blue stone (for the countertops in the kitchen, bathroom, and laundry room). Belgian blue stone is a limestone tile with a cool blue-gray palette. With numerous inclusions said to be fossils of ancient sea life, Belgian blue stone is sturdy enough for building but attractive enough for decorative features.

The exterior of the home has seen a transformation as well. The fence was removed and a front driveway added. Landscape designer Theresa Kwilosz, of Pearl Gardens, chose mature plantings to give the sense that they had been there for years, blending with the neighborhood much as the house does now.

Originally this property was across the street from the residence of Charles Ramsdell, a UT professor who became the Dean of Southern Historians. He resided in the dark green Craftsman home across 40th when he published his first work in 1910. In its early years, 3916 Avenue G was occupied by Elsie E. Lindahl from 1950 to 2006. The lots for this home are in the Shadowlawn subdivision, the last part of the old neighborhood to be developed.



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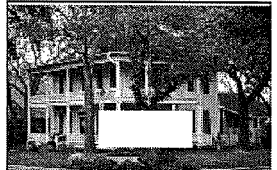
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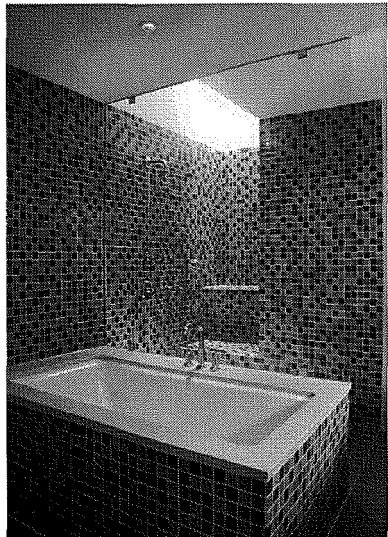
The Beard-Gonzalez House

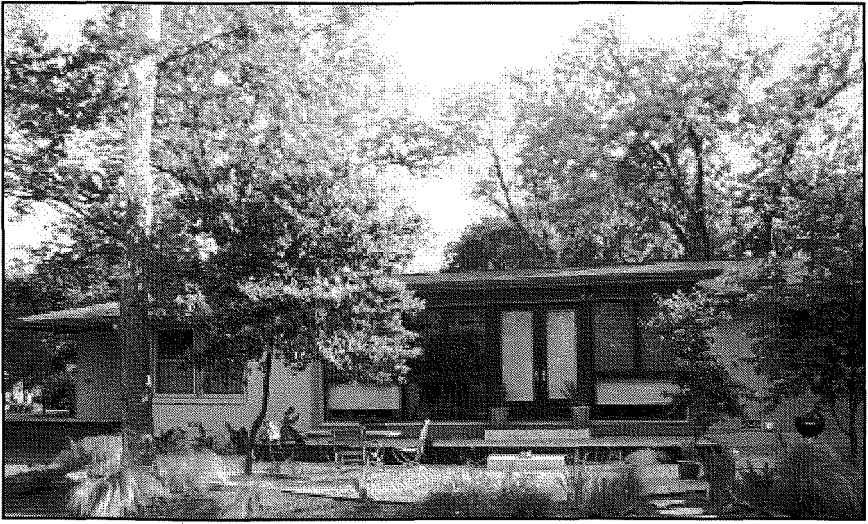
4114 Avenue H

Owners: Jack Hohengarten Family

This modern hip-roofed brick ranch house emerged in 1951 on a long vacant lot that was bought by Cecil W. and Flo M. Beard the previous year. They are listed in the Austin City Directory as the first owner-occupants in 1952. A long time Hyde Park neighbor remembers the house as being the “best built house in the neighborhood because the concrete piers were dug to a depth of 14 feet”, unheard of in those days. Within only two years they sold it to Ben F. and Myra Siebel. Mr. Siebel was the Executive Director of the Lutheran Welfare Society of Texas. Again, they sold the house in 1959 to a couple from Mexico, General and Sra. Miguel S. Gonzalez. General Gonzalez fought in the Mexican Revolutionary War as a young man and reportedly served in every branch of the Mexican armed forces until his retirement.

Thus began the ownership of the longest owner, Claire G. Gonzalez, whose husband died at Scott and White Hospital in 1963. She moved to Austin and cared for this cozy three-bedroom house for twenty-five years until her death in 1985. One of her neighbors who still lives nearby remembers her as a refined lady who dressed up in high heels and jewelry to walk to the Fresh Plus (Kash and Karry in those days) Grocery and Dismukes Pharmacy in the building that Trattoria Asti Restaurant now occupies. Even in 1960, walkability of the neighborhood was important, especially to Sra. Gonzalez who never learned to drive. In time, her son, Miguel E. Gonzalez-Gerth, returned to Austin as a Professor of Literature at the University of Texas and purchased a house and lot nearby.





The house remained much as it was originally until the mid 1990s, when a later owner created a fourth bedroom, second bath, and laundry between the house and two-car garage.

But, the current owners could see greater possibilities for this home. In 2007, they enlisted Maier+Zelter architects to create a cohesive style and ease of movement through the home. They turned the original middle bedroom into a spacious bath, greatly expanded the kitchen into the old laundry area, and used the space where the garage and addition had been for a huge master suite. This suite looks out on a private fenced garden and the kitchen looks through large windows to a patio and outdoor living area which takes advantage of the shade and soft light on the north side of the home.

The architects and artist builder, Joseph Zambarano, incorporated all of the original house in the new one, keeping the original windows, white oak floors, and using wood from the original doors and baseboards to build the large expanses of bookcases in the hallways. As the owners are avid readers, the bookshelves were a must and helped to preserve much of the old material. Also, notice the many green-building features.

You will enjoy seeing how beautifully this fine ranch house preserves the original house in combination with modern materials and the lifestyle of its present owners.

The Basilio and Carmen Rosales House

4313 Avenue C

Owners: Alan Marburger AIA and Karen McGraw AIA

In 1979, architect Karen McGraw bought the 1913 Ludlow House at the corner of Ave. C & W. 44th St, then soon met the next door neighbors Basilio Rosales (1913-1997) and his wife Carmen, née Fragoso (1921-1997). Basilio, called Joe, was a Buda native, Army veteran and proprietor of the Hyde Park Billiard Hall since 1957; the Rosaleses and their four children moved into the Ave. C house in 1968. They were congenial neighbors. Both Joe and Carmen could often be heard singing Spanish songs and at 7 a.m. on Mothers Day, a full mariachi band would serenade the couple. After both Rosaleses died in 1997, the sadly deteriorated house was acquired by Karen and husband Alan Marburger from the Rosales children.

The Rosales House and its fraternal twin to the south were built in 1923 for banker Melville C. Parrish, who sold the properties with houses nine months later to Percy Hancock. Percy Hancock resided at 4313 only a short time, then moved next door. For most of the next 45 years, the property was a rental house, tenants generally staying only a few years or less. In 1927, barber David M. Dickson and his wife, Lola (who operated the University Beauty Salon), lived there, while in 1930, Carroll and Grace Leggeth resided at 4313. Policeman Alf and Mary Moorhead were there in 1935, and Remington typewriter salesman Emmett Goodale was the 1949 occupant. In the 1950s and '60s, Albert and Mary Cahill were the most enduring residents before the Rosales family.

The house is a classic Hyde Park bungalow, displaying such features as washboard siding, clipped gables, Craftsman front door and five-panel interior doors, single pane sash windows, and board-and-batten garage. Many such houses were designed not by architects but building designers employed by the Calcacieu, Becker and other large lumberyards to feature stock items available. While the Hyde Park Historic District often evokes images of Victorian houses and cottages, Karen points out that 80% of the historic resources of the neighborhood are in fact bungalows.

Karen and Alan had several objectives in acquiring the property. Deeply involved in Hyde Park and Austin historic preservation and neighborhood conservation efforts, they wished to restore the deteriorated building and make it an asset to the block and a good next door neighbor. They also wanted to take advantage of the federal tax credit available to those who sympathetically renovate income-producing historic structures. Finally, it had to work as a rental property.

Like many others, Alan and Karen began by removing ill-considered earlier modifications – a poorly built rear addition, the paint which covered all interior



woodwork, dated and deteriorated kitchen and bathroom fittings and interior Masonite paneling throughout, which covered the interesting floral and geometric patterned wallpapers, so typical of Hyde Park from the 1920s-1940s.

Soon, the character, appearance and function of the Rosales House improved dramatically. The main historic rooms – the living and dining rooms and the bedrooms – resembled their 1923 appearance, and period lighting and Venetian blinds were added. The kitchen and bathroom were modernized, but some period features, such as the kitchen linoleum, were restored. The decayed back room was replaced by a better-built, more functional room, the design of which included windows evidently salvaged from a Victorian house and used in the initial construction of the back wing. Karen and Alan found the Secretary of the Interior's Standards and the Texas Historical Commission staff both reasonable to work with. Accordingly, the project was certified by the National Park Service, which made the investment aspect better still.

Thus, Karen and Alan's goals have been achieved: The historic integrity of the Rosales House has been restored, their investment maintains its clean historic character after 12 years, and the handsome house shaded by a giant pecan tree remains an integral part of the streetscape. It is expected that the in-progress City of Austin Hyde Park Historic District will offer greater protection to modest but significant buildings such as this.

There are two surprises to report. First, the house was lifted a full six feet into the air so that a new, pier and beam foundation could be constructed in 1998. And one tenant and writer, and erstwhile gubernatorial candidate Kinky Friedman once made part of a film here.

Special Thanks

All communities have personalities and quirks which make them unique. The 2010 Hyde Park Homes Tour reveals some of our neighborhood's unique character and certainly the generosity of time and spirit of our neighbors. Without the efforts of many could not we mount the Tour. Our homeowners who have allowed us entry into their homes with disruption to their routine and household must be thanked – Mike Mullen and Kathleen Monahan, Jack Hohengarten and family, John Mayfield, Alan Marburger and Karen McGraw, Charlotte Herzele, and Cindy Reed of the Austin State Hospital. Kudos to the selection committee for marshalling wonderful homes – Margot Thomas, Peter Maxson, and Alan Marburger.

The 2010 Committee has been a great group of talented, dedicated professionals. Our website and connections for presale of tickets have been handled by Robin Silberling in her patient, competent way. As always, she does a beautiful job. I also want to thank Ashley Donahue for spearheading the compilation of our booklet and coordinating all the parties who contribute to it. Carolyn Grimes did a masterful job of developing sponsors and supporters for the Tour. Our gifted writers did a lovely job – many thanks to Peter Maxson, John Paul Moore, Clay Smith, Kristen Remeza, and Sally Robey. Special thanks also to John Paul Moore for creating and coordinating the narrative for our bus riders.

We also need to recognize Carol Burton for her photography, John Williams for coordinating the myriad volunteers, Deaton Bednar for creating the thank you parties, all of our house captains (Deaton, David Conner, Sharon Majors, I. Jay Aarons, and Dave Lyon), Cyndi Collen for organizing ticket sales, the Hyde Park Steering Committee, and all of the sponsors of the Tour. Please take the time to acknowledge all of these people who do so much for our community and allow us to realize the real benefits of a long-standing neighborhood.

Barbara Gibson
2010 Homes Tour Chair

Karen McGraw/AIA

architecture
preservation
planning

**30 years of
Hyde Park projects**

mcgrawka@earthlink.net

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4315 Avenue C

~NOTES~

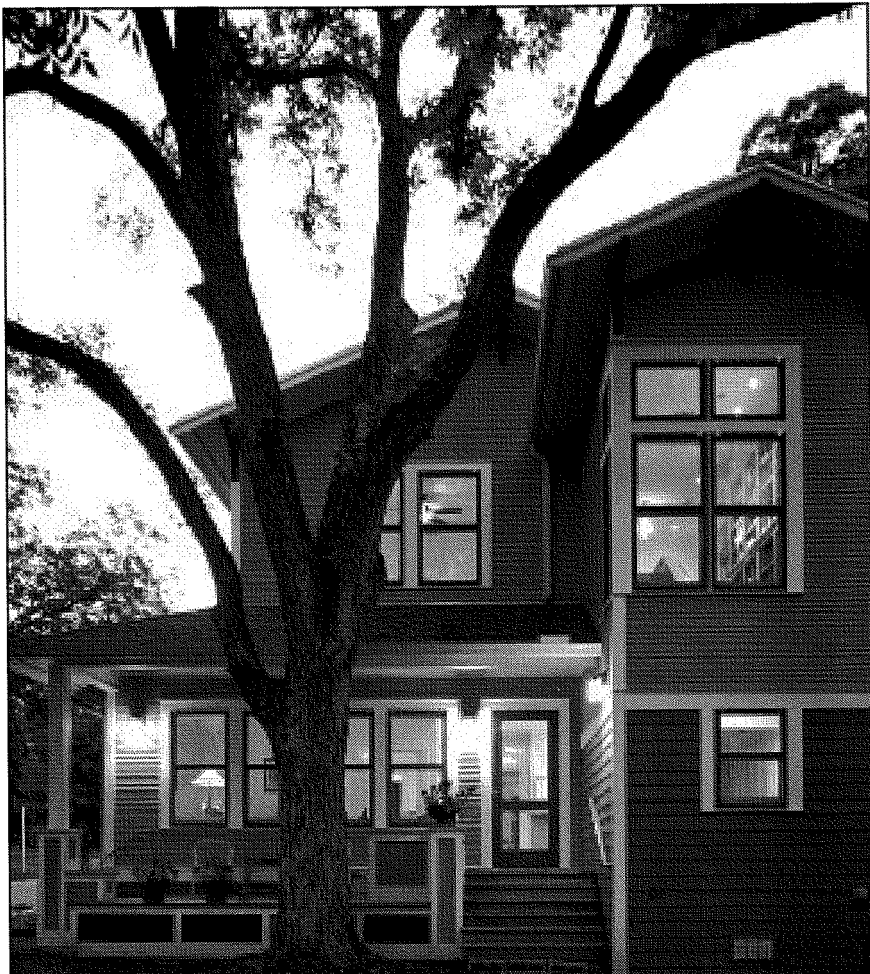
2010 Hyde Park Homes Tour Committee

The committee includes: John Paul Moore, Carolyn Grimes, John Williams, Robin Silberling, Ashley Donahue, Kristen Remeza, Cyndi Collen, Alan Marburger, Peter Maxson, Margot Thomas, Clay Smith, Sally Robey, Mary La Touf, Angero Holt, Deaton Bednar, Sharon Majors, David Conner, Dave Lyon, Cindy Reed, Carol Burton, Cynthia Major Lyon, Lisa Harris, Denise Gerard, I. Jay Aarons, Carol Jackson, Dorothy Richter, Stan Kozinsky, Wanda Penn, Kent Rosivi, Paula Rhodes, Mark Fishman, and Barbara Gibson.

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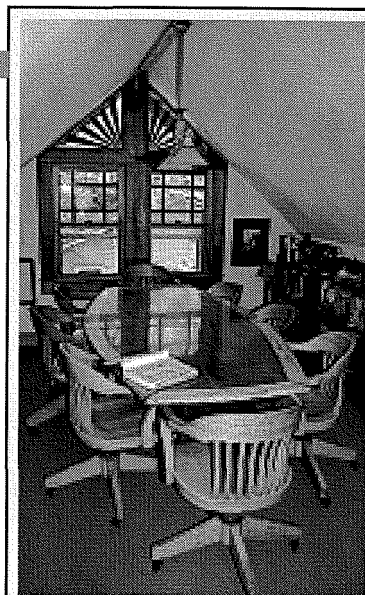
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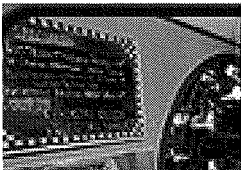


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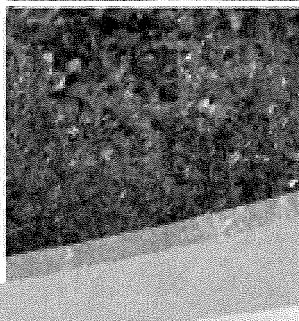
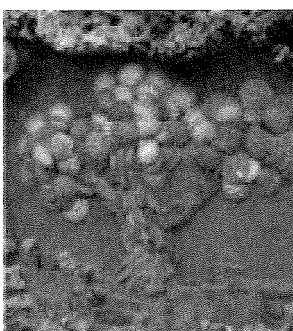


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Molly and Dave Jensen

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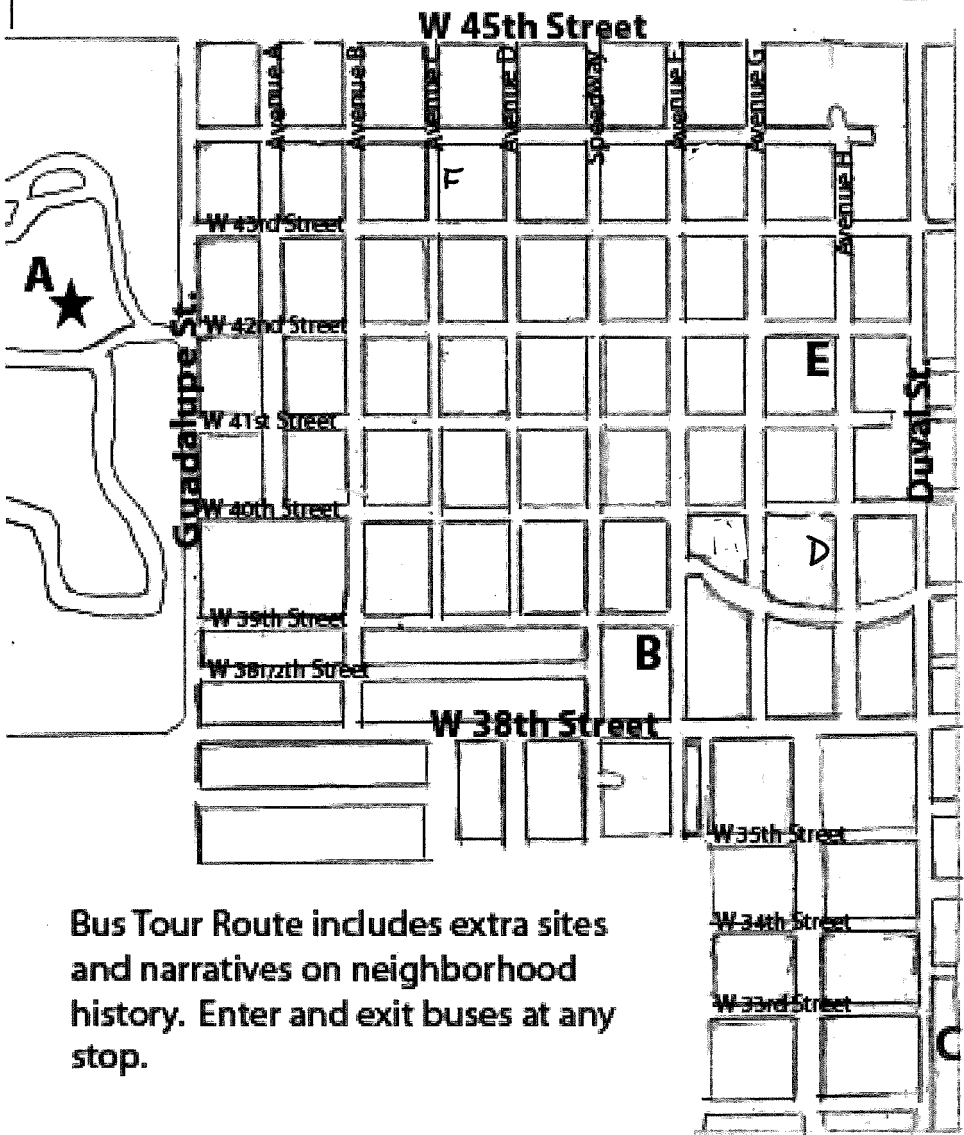
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★ **Tour Start & Parking**

4110 Guadalupe Street

Tour Houses:

- | | | | |
|----------|---------------------------|-----------------------|--------------------------|
| A | The Austin State Hospital | 4110 Guadalupe Street | <input type="checkbox"/> |
| B | The Mansbendel House | 3824 Avenue F | <input type="checkbox"/> |
| C | The Barker House | 3215 Duval Street | <input type="checkbox"/> |
| D | The Herzele House | 3916 Avenue H | <input type="checkbox"/> |
| E | The Beard-Gonzalez House | 4114 Avenue H | <input type="checkbox"/> |
| F | The Rosales House | 4313 Avenue C | <input type="checkbox"/> |



Bus Tour Route includes extra sites and narratives on neighborhood history. Enter and exit buses at any stop.