

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received FEB 22 1983

date entered

1. Name

historic Shipe, Col. Monroe M., House

and/or common

2. Location

street & number 3816 Avenue G. N/A not for publication

city, town Austin N/A vicinity of

state Texas code 048 county Travis code 453

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> <u>NA</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name George R. Baird

street & number 3816 Avenue G.

city, town Austin N/A vicinity of state Texas 78751

5. Location of Legal Description

courthouse, registry of deeds, etc. Travis County Courthouse

street & number 1000 San Antonio Street

city, town Austin state Texas

6. Representation in Existing Surveys

title Historic Landmark--City of Austin has this property been determined eligible? ☐ yes ☒ no

date November 30, 1978 ☐ federal ☐ state ☐ county ☒ local

depository for survey records City Planning Department (File No. C14h-78-043)

city, town Austin state Texas

7. Description

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date N/A

Describe the present and original (if known) physical appearance

The dominant features of this late 19th-century house are a low gabled roof with double pitch, extremely deep eaves supported by massive brackets, an elaborate gazebo, and front porch with turned posts. Reusing timbers from the old grandstand at the State Fairgrounds, M. M. Shipe created an architectural curiosity which shows an exotic collection of architectural features gleaned from the Swiss Chalet, Eastlake, and Stick styles. Originally sited in the midst of fairly large grounds, the Shipe House now occupies three city lots and is surrounded by smaller houses of the Hyde Park subdivision. This example of architectural experimentation needs to be preserved, for it is unique.

Facing east on Avenue G, the Shipe House is a two-story frame dwelling with basically a rectangular plan. A front gallery and rear gazebo are attached to the house, and the second floor is set considerably back from the first on both the east and north elevations (photo 4). Horizontal lap siding covers the first floor, while decoratively cut cedar shingles are used on the second. The main roof is nearly flat, but shows a slight ridge-line parallel to the front facade. Also, there is a noticeable break in pitch near the juncture of both the front and rear eaves with the body of the house. All eaves are functionally supported by enormous, Stick-style brackets. A second, flat roof covers the first floor on the projecting east and north sides of the house (photo 1). Both the first- and second-story roofs were covered with two or three inches of concrete at a very early date, perhaps in an attempt to cool the house or to cover damage to the underlying soldered tin covering. For structural reasons the concrete has recently been removed, and has been replaced with raised-seam sheetmetal. Not many years after the house was built, a concave, sloping roof (photos 3, 4) was added as a cover for the new front porch, and was covered with decorative wooden shingles.

The front (east) elevation shows a centered, single entry door with transom (photo 3). The door panels (photo 10) are thought to have been carved by a well-known Austin woodcarver, Peter Mansbendel, and are an interesting local example of the woodcarver's art. To each side of this door are two evenly spaced windows with double-hung sashes and two-over-two lights. All the windows of the house are of this form. At one time the first-floor windows were provided with wooden shutters, but these were not original equipment. The covered front porch, which also is not original, is supported by four turned posts connected by a balustrade now consisting of upright rectangular balusters with mid-height cross-braces (photo 4). There is presently a porch only on the lower east (front) elevation. A door and a window, evenly spaced between the eave brackets, are found on the second-floor front facade. The door opens onto the open porch, which extends from the front around to the side (north) elevation.

The north facade has four evenly placed windows on the first floor, and two on the recessed second story (photo 1). An ornate, octagonal gazebo is attached to the northwest corner of the house and reflects Eastlake influence (photos 6, 7). Although now missing some of its decorative woodwork and turned balusters, the gazebo originally had turned frets amidst crossbracings and brackets (photo 1). Turned posts support a shingled roof with multiple slopes. The gazebo is topped by a lightening rod with a glass orb and decorative ironwork. Old photographs (photo 1) indicate that several colors, or shades, of paint were used in polychromatic bands in the shingled roof.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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received

date entered

Continuation sheet

Item number 7

Page 1

The first floor of the rear (west) elevation shows three doors: one in the center leading to the pantry, one to the north opening into the kitchen, and one to the south leading into a small, projecting room on the southwest corner of the house (photo 7). Between the north and central doors occur two evenly spaced windows, with a single pair between the central and south doors. On the second floor are two windows evenly spaced between the eave brackets. A small room protrudes from the structure's southwest corner, and stands out from the rest of the house (photos 7, 8). As mentioned above, it has a door on its north side, and a small window on the west. It originally possessed an outside door and a pair of large windows on its south face (now covered by an addition), with another full-sized window on its east side (photo 8). At some time between 1892 and 1896, an even smaller room with shed roof was attached to the south side of the original protruding room (photo 9). The west elevation of the main house is like the east, with the exception of these two extra rooms.

The first-floor interior has a central hallway with two rooms to each side. To the south is a double parlor, while a dining room (front) and kitchen (rear) lie to the north. There is also a small pantry at the back of the hallway, and the protruding room and shed open into the back parlor. Near the front door a staircase rises to the four upstairs rooms. The two back rooms of the second floor are connected by a wide archway, while the northeast room is a bath. The walls of the second floor are merely fill or dividers between the massive posts and beams that make up the framework of the house. The second-floor roof is directly supported by this framework, and has no attic.

The interior of the house is a combination of lumberyard stock and catalogue items. No subfloor was used on the ground level; rather, pine 1-by-4s were laid on edge, side by side in a manner rarely found in Texas. The second story, however, has a common tongue-and-groove floor. All first-floor rooms exhibit a short wainscotting or dado. In the double parlor this consists of panels of burlled pine, while in the hallway and other rooms the wainscotting is of beaded pine boards. The trim used around windows and doors (photo 11) was a stock item with bullseye pattern, as was the decorative brass hardware on the doors. The walls were originally covered with wallpaper hung on muslin. There are four brick chimneys in the house. The most spectacular and decorative of these rises from an interior wall of the dining room, goes up past the outside wall of the second-floor bathroom, and continues through the second-story roof. A second main chimney rises through the center of the house from the double parlor. Both have new single-box fireplaces that have been built in Victorian style and placed in their original locations. The remaining two chimneys are stove flues.

The main part of the house and joined gazebo were constructed in 1882. At that time there was neither a front porch nor a porch on the side of the house. Only one chimney existed and it probably serviced the parlors. Sometime between 1892 and 1896 the shed room was added, and around 1900 several other changes were made. They include the addition of porches, a front-porch roof, and additional fireplaces and chimneys. In 1924 the porches were screened in. The Shipe House is presently being restored to the appearance it had around 1900 or just before, and the most intrusive additions and modifications have been corrected.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1892, 1900

Builder/Architect M. M. Shipe

Statement of Significance (in one paragraph)

The Shipe House was built in 1892 as the residence of Col. Monroe Martin Shipe. Shipe was a prominent Austin businessman and the founder of Hyde Park, the first planned residential suburb in Austin. Not only was this house one of the first homes built in the suburb, but it contains timbers and plank fencing from the old Texas State Fairgrounds which date back to 1875. Shipe combined old with new to create a home that was an exotic combination of several late-Victorian architectural styles, as well as original ideas. In 1900 Hyde Park was a prestigious place to live in Austin, and today is a neighborhood that is actively concerned with historic preservation and restoration. The Shipe House stands as a memorial to the community's history, and is also important as a rather unusual example of period architecture.

The Shipe House is important historically and architecturally. It embodies an interesting period in the history of Austin, and shows an exotic melange of architectural elements of the late-Victorian period--Eastlake, Stick Style, and Swiss Chalet. The house was built by Col. M. M. Shipe (1847-1924) in 1892. Shipe came to Texas from Kansas in 1890 as an agent for the M.K.T. Railroad. He soon created his own railroad, an electric streetcar system which was the first built in Austin and the second in Texas. In addition to founding the Austin Rapid Transit Company, Shipe was also influential in city affairs. He was a leading spirit in advocating a commission form of government, as opposed to the alderman type; Shipe helped promote damming the Colorado River at Austin; and he was one of the chief framers of the commission charter which the city government now uses. Yet he is best known for his real estate venture, Hyde Park. Shipe was the founder of this, the first planned residential suburb in Austin. At the time, the property was a mile north of the city and consisted of 200 acres, including part of the Old State Fairgrounds tract. Shipe lined the streets with hackberry trees, laid streetcar lines for transportation, erected the first moonlight tower in Austin (listed in the National Register, 1976), and built a school in which he paid the teachers' salaries for the first few years. He appealed to businessmen, artisans, and city and state officials to build in his suburb. One of the notable people who built in the park was Elisabet Ney, an internationally known sculptress. Her castellated home was built in 1892 and is now a museum (entered in the National Register, 1972). Hyde Park soon became a fashionable neighborhood in which to live and play.

One of the first houses Shipe built in Hyde Park, of course, was his own. He bought the land for the Park in 1890 and built his house in 1892. Shipe used both new and old materials, including grandstand timbers from the old State Fairgrounds. That grandstand used to house up to 6,000 spectators for the horse races that took place at the fair every year between 1857 and 1887. In fact, evidence suggests that the grandstand stood in the same vicinity as the present house. Shipe also used fencing from the fairgrounds for room partitions. An example of new material used in the building of the house was the concrete roof. There was a trend toward using concrete in construction during the late-Victorian period, but Shipe's use of the material for roofing a frame dwelling was quite unusual.

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acres of nominated property Less than one

Quadrangle name Austin East, Tex

Quadrangle scale 1:24000

UTM References

A

1	4	6	2	2	0	5	0	3	5	5	2	6	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Lots 24--A, B, and C, resubdivision of Lot 24, Shadowlawn
3816 Avenue G

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Sheree Scarborough

organization AMC 389 Spring 1982

date May 14, 1982

street & number 3816 Avenue G

telephone 459-3569

city or town Austin

state Texas

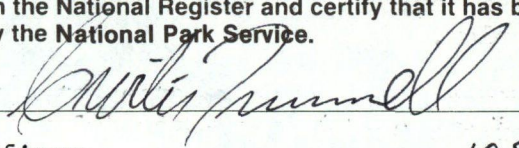
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer

date 10 Feb. 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 3/29/83

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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date entered

Continuation sheet

Item number 8

Page 1

The house went through a few changes after it was built. It began without porches, with only one fireplace, and with an entry through the west side. By 1900, however, the house had all four of its chimneys, porches both upstairs and down, and an entry through the east side as today. In eight years the house had evolved into a finished product, and 1900 was its heyday. Shipe was making his mark in local politics, Hyde Park was flourishing, and the house was filled with frequent parties. Indeed, some of the historic photographs show many people in the yard (photo 1). It was also during this period that Peter Mansbendel (1884-1940), a noted woodcarver from Switzerland, married Shipe's daughter Clotilde. Mansbendel and his spouse then lived in the house from 1911 to 1912. He made quite a name for himself in Texas by carving low-relief portraits of presidents of the University of Texas, and by carving chests, tables, mantelpieces, and decorative panels for homes in Dallas, Houston, San Antonio, and elsewhere. His best-known works are the doors of the San José Mission and the Governor's Palace in San Antonio. It is thought that the panels in the front door of the Shipe House were also carved by Mansbendel. In 1924, after M. M. Shipe died, his son Glenn added wire screens to the porches on the south and east elevations on the second floor. Other alterations occurred between 1945 and 1981. Asbestos siding was added to the first-floor exterior, the house was stripped of the balustrade which wrapped around the second-level porch, and the screened porches were enclosed. During this period the house suffered through repeated alterations, and at one time was subdivided into rented rooms. Hyde Park, also, went through a period of decline until the early 1970s. Flight away from the inner-city suburb, absentee landlord neglect, and the expansion of apartment housing for students at the nearby University of Texas help account for this deterioration. Today, however, the Hyde Park Neighborhood Association is strong and a number of restorations have been completed on houses in the neighborhood. The renovation of the Shipe House is part of this continuing effort. The present owners are restoring the house to the condition it was in around the turn of the century.

United States Department of the Interior
National Park Service

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Continuation sheet

Item number 9

Page 1

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* * *

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Austin-Travis County Collection, Old Austin Public Library Bldg. Historic photographs, historic maps, files on: Hyde Park, M. M. Shipe, Peter Mansbendel, prop. at 3816 Avenue G.

Personal Interviews taken by Sheree Scarbrough with: U. E. Haverlah, June 26, 1981; Harilee Heirman, July 7, 1981; Peter Mansbendel, Jr., June 4, 1981; Mary Moffatt, July 8, 1981; Bill Williams III, June 21, 1981.

United States Department of the Interior
National Park Service

Shipe, Col. Monroe M., House
Travis County
TEXAS

Working No. FEB 22 1983
Fed. Reg. Date: 2-7-84
Date Due: 3/24/83 - 7/8/83
Action: ☒ ACCEPT 3/29/83
☐ RETURN
☐ REJECT
Entered in the National Register
Federal Agency: _____

- ___ resubmission
- ___ nomination by person or local government
- ___ owner objection
- ___ appeal

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	___ original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

- ___ summary paragraph
- ___ completeness
- ___ clarity
- ___ alterations/integrity
- ___ dates
- ___ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
_____ completeness
_____ clarity
_____ applicable criteria
_____ justification of areas checked
_____ relating significance to the resource
_____ context
_____ relationship of integrity to significance
_____ justification of exception
_____ other

9. Major Bibliographical References

10. Geographical Data

Average of nominated property _____

Quadrangle name _____

UNIT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



The Shipe House, 3816 Avenue G
Austin, Travis County, Texas
photo: 1896, orig. on file at
Austin-Travis County Collection, old
Austin Public Library
view of gazebo and north elevation
no. 1 of 11



724
The Shipe House, 3816 Avenue G
Austin, Travis County, Texas
photo: 1900, orig. on file at
Austin-Travis County Collection, old
Austin Public Library
oblique view of front elevation looking
southwest
no. 2 of 11
2411



The Shipe House, 3816 Avenue G
Austin, Travis County, Texas

photo: 1982, by Peter Flagg Maxson, neg. on
file with Texas Historical Commission,
Austin

View of front facade during renovation, look-
ing west
no. 3 of 11



GUSTIN
RESTORATION
776/8521

The Shipe House, 3816 Avenue G
Austin, Travis County, Texas

photo: 1982, by Peter Flagg Maxson, neg. on
file with Texas Historical Commission,
Austin

Oblique view of front and attached gazebo,
looking southwest

no. 4 of 11



SHIPE HOUSE
The Shipe House, 3816 Avenue G
Austin, Travis County, Texas

photo: February 1982, by

Barbaba Attwell, neg. on file with
G. R. Baird, Austin

View of northeast corner, looking
southwest

no. 5 of 11



The Shipe House, 3816 Avenue G
Austin, Travis County, Texas
photo: 1982, by Peter Flagg Maxson, neg. on
file with Texas Historical Commission,
Austin
View of gazebo, looking southwest
no. 6 of 11



1
The Shipe House, 3816 Avenue G
Austin, Travis County, Texas
photo: Peter Flagg Maxson, neg. on file,
Texas Historical Commission, Austin; 1982.
View of northwest corner looking southeast
no. 7 of 11



SHIPE HOUSE

The Shipe House, 3816 Avenue G
Austin, Travis County, Texas

photo: February 1982, by

Barbara Attwell, neg. on file with

G. R. Baird, Austin

View of south elevation, looking north
no. 8 of 11



SHIPE House

The Shipe House, 3816 Avenue G
Austin, Travis County, Texas
photo: February 1982, by

Barbara Attwell, neg. on file with
G. R. Baird, Austin

View of northeast corner, looking south-
west

no. 9 of 11



SHIPE HOUSE

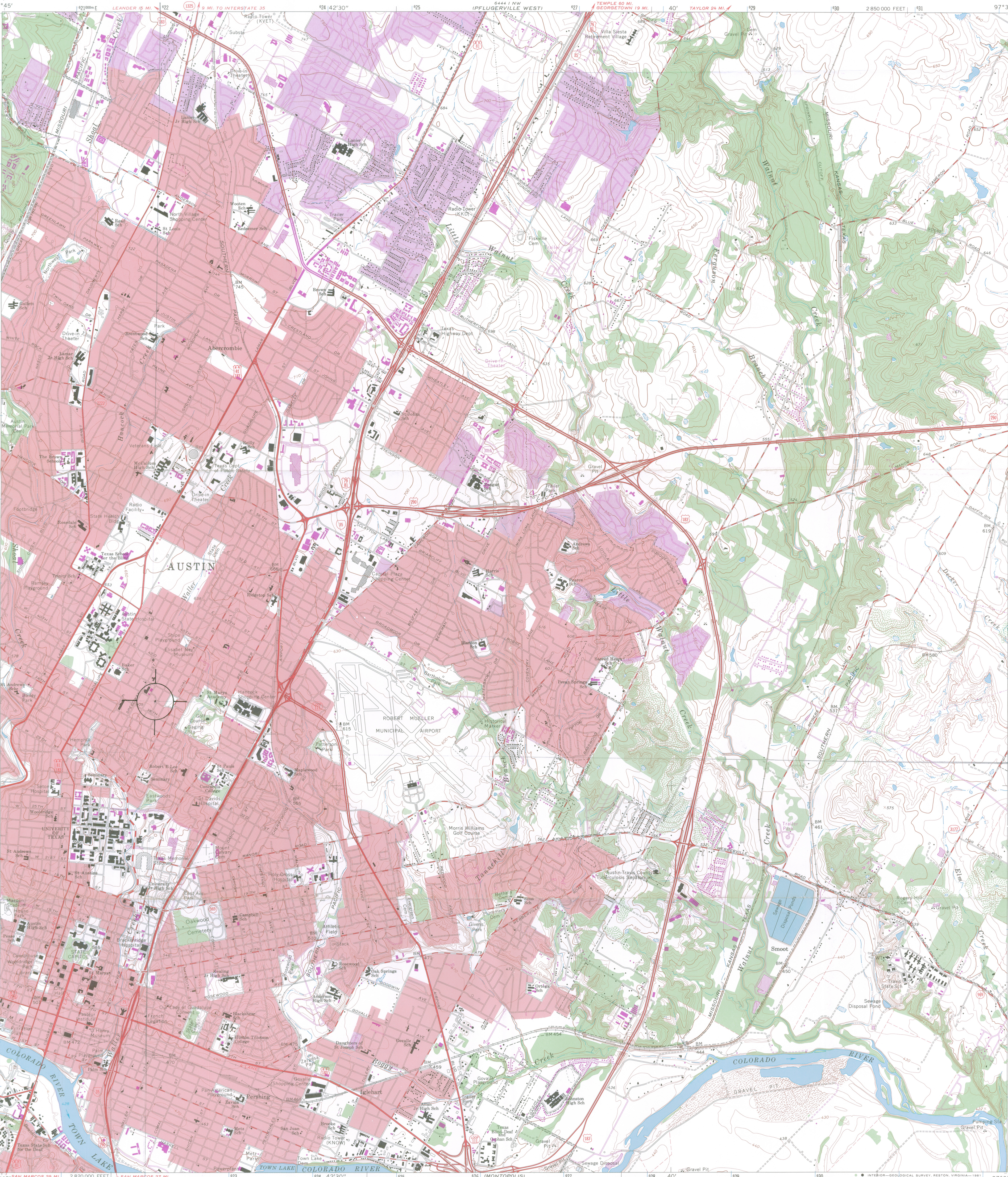
The Shipe House
Austin, Travis County, Texas
photo: February 1982, by
Barbara Attwell, neg. on file with
G. R. Baird, Austin
Detail of front door showing carving
no. 10 of 11



SHIPE HOUSE

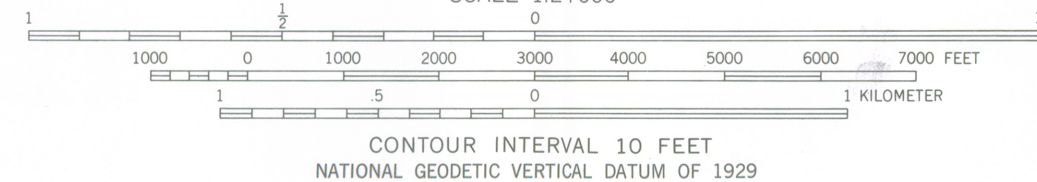
The Shipe House
Austin, Travis County, Texas
photo: February 1982, by
Barbara Attwell, neg. on file with
G. R. Baird, Austin
Detail of interior door trim
no. 11 of 11

SHIPE, COL. MONROE M., HOUSE
3816 AVENUE G
AUSTIN, TRAVIS CO., TEXAS
UTM REFERENCE: 14/622050/3552610



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1952. Field checked 1954. Revised from
aerial photographs taken 1966. Field checked 1966
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled from aerial photographs
taken 1973. This information not field checked
Purple tint indicates extension of urban areas

To place on the predicted North American Datum 1983
move the projection lines 18 meters south and
28 meters east as shown by dashed corner ticks



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

AUSTIN EAST, TEX.
N3015—W9737.5/7.5
1966
PHOTOREVISED 1973
DMA 6444 1 SW—SERIES W882