

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: N/A

other name/site number: Commercial building @ 4113 Guadalupe

2. Location

street & number: 4113 Guadalupe

city/town: Austin

state: TX County: Travis

code: 453

zip code: 78751

3. Classification

Ownership of Property: private

Category of Property: building

Number of Resources within Property:

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing:

HISTORIC AND ARCHITECTURAL RESOURCES OF HYDE PARK, AUSTIN, TEXAS

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. See continuation sheet.

Curtis J. Russell
Signature of certifying official

27 June 1990
Date

Texas Historical Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

Entered in the
National Register

I, hereby certify that this property is:

✓ entered in the National Register
 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the
National Register

 removed from the National Register

 other (explain): _____

Alvina Byers 8/16/90

[Signature]
Signature of Keeper

Date of Action

6. Function or Use

Historic: Commerce/Trade Sub: specialty store

Current: Commerce/Trade Sub: specialty store

7. Description

Architectural Classification:

Other: vernacular

Other Description: One-part Commercial Block

Materials:	foundation	brick
	walls	brick
		glass
	roof	metal
	other	

Describe present and historic physical appearance.

 X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: Architecture

Period(s) of Significance: 1920

Significant Dates: 1920

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Shaffer, L. (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

 X See continuation sheet.

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

**National Register of Historic Places
Continuation Sheet**

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The building at 4113 Guadalupe is a small 1-story commercial row building that faces west onto Guadalupe Street. Still used for commercial purposes, the building retains much of its historic integrity.

The building features a symmetrically arranged 3-bay facade capped by a stepped parapet. The parapet obscures a metal-clad gable roof visible only from the alley behind the building. Unlike the recessed entry typical of such commercial buildings, the entrance to this building is in the same plane as the flanking display windows and features two French doors that are probably not original to the building. The outer bays contain single-pane display windows and paneled bases. A segment of the transom above the entrance remains uncovered, although segments above the display windows are obscured by plywood panels. Although the building is of frame construction, the primary (west) facade is faced in red brick laid in running bond, although this alteration is thought to date to the 1930s. Stretcher courses cap the transom and the parapet.

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National Park Service

**National Register of Historic Places
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On Hyde Park's primary commercial thoroughfare, the commercial building at 4113 Guadalupe is the most intact example in a cluster of storefronts along the street. In continuous use for commercial purposes since its construction in 1920, the building suggests Hyde Park's nature as a largely self-sufficient suburban community. Local business establishments historically played an integral role in the community, and businesses such as shoe shops and beauty shops have provided services to the neighborhood from this storefront. Erected at the beginning of Hyde Park's greatest building boom, 4113 Guadalupe retains a high level of its historic integrity. It is therefore nominated for its local architectural significance under Criterion C.

The property at 4113 Guadalupe was sold by the Missouri, Kansas and Texas Land Co. to Mary Oattie Hartson on September 20, 1911 (DR 247:478). Hartson in turn conveyed the land to R.B. McMichael nine years later for \$600 (DR 155:564), a price that suggests the property had been modestly improved at best. On October 25, 1920, R.B. and Ella McMichael contracted with builder L. Shaffer to "construct, erect, finish and deliver complete in a true, perfect and workmanlike manner, a 1-story box store building in accordance with the plans and specifications agreed upon. . ." for \$1050. Documentary evidence suggests that Nalle & Co. was Shaffer's source of building materials for 4113 Guadalupe (DR 298: 381,382).

In 1921 the McMichaels sold their property to B.N. Payton, who in turn sold it to James McConnachie (DR 333:263; 440:171), who resided at 4411 Avenue B and owned numerous buildings in Hyde Park including the post office building, Kelly Garage and Roy George Filling Station on West 43rd Street, and houses at 4207 and 4209 Guadalupe (Probate File No. 19,425). McConnachie and his wife retained ownership of the building at 4113 Guadalupe until 1974, when the administrator of their estate conveyed the property to Ludmilla A. Ermis, the current owner (DR 5054:753).

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9. Major Bibliographical References

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 X See bibliography for associated historic context.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey# _____
- recorded by Historic American Engineering Record# _____

Primary Location of Additional Data:

- X State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

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10. Geographical Data

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Acreage of Property: less than one acre

UTM References: Zone Easting Northing Zone Easting Northing

A	14	621620	3353260	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____

Verbal Boundary Description:

1.4 ft of Lot 9 and north 22.5 ft of Lot 10, Block 3,
Hyde Park Addition No. 2

Boundary Justification:

Boundaries are those historically associated with the property.

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11. Form Prepared By

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Name/Title: Martha Doty Freeman - Historian

Organization: RioGroup Architects and Planners

Date: July 1988

Street & Number: 1711 S. Congress Avenue

Telephone: 512/440-8751

City or Town: Austin

State: TX Zip: 78704

Name/Title: David Moore - Historian

Organization: Hardy-Heck-Moore

Date: July 1988

Street & Number: 2112 Rio Grande

Telephone: 512/478-8014

City or Town: Austin

State: TX Zip: 78705

7/5/90

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Hyde Park MPS

Travis County, TEXAS

Date Listed

COVER

1. Bluebonnet Tourist Camp
2. Commercial Building at 4113 Guadalupe St.
3. Covert, Frank M. and Annie G., House
4. Hildreth-Flanagan-Heierman House
5. Hyde Park Historic District ~~Substantive Review~~
6. Hyde Park Presbyterian Church
7. Ledbetter, Charles P., House
8. Mansbendel, Peter and Clotilde ~~Shipe, House~~
~~Substantive Review~~
9. Missouri, Kansas and Texas Land Co. House
10. Oliphant--Walker House ~~Substantive Review~~
11. Page--Gilbert House
12. Parker, James F. and Susie R., House
13. Ramsey, F. T. and Belle, House ~~Substantive Review~~
14. Sears, Rev. Henry M. and Jennie, House
15. Shadow Lawn Historic District
16. Smith--Marcuse--Lowry House
17. Williams, W. T. and Clotilde V., House
18. McCauley, Robert H. and Edith Ethel, House
19. Robbins, Alice H., House

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Commercial building at 4113 Guadalupe St.
NAME:

MULTIPLE Hyde Park MPS
NAME:

STATE & COUNTY: TEXAS, Travis

DATE RECEIVED: 7/05/90 DATE OF PENDING LIST: 7/17/90
DATE OF 16TH DAY: 8/02/90 DATE OF 45TH DAY: 8/19/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90001187

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8/16/90 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

Phone

Signed Date



4113 GUADALUPE
AUSTIN, TRAVIS CO., TEXAS

DANIEL HARDY

MARCH 4, 1987

NEGATIVE WITH TEXAS HISTORICAL COMMISSION

CAMERA FACING EAST

17 OF 49

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500640