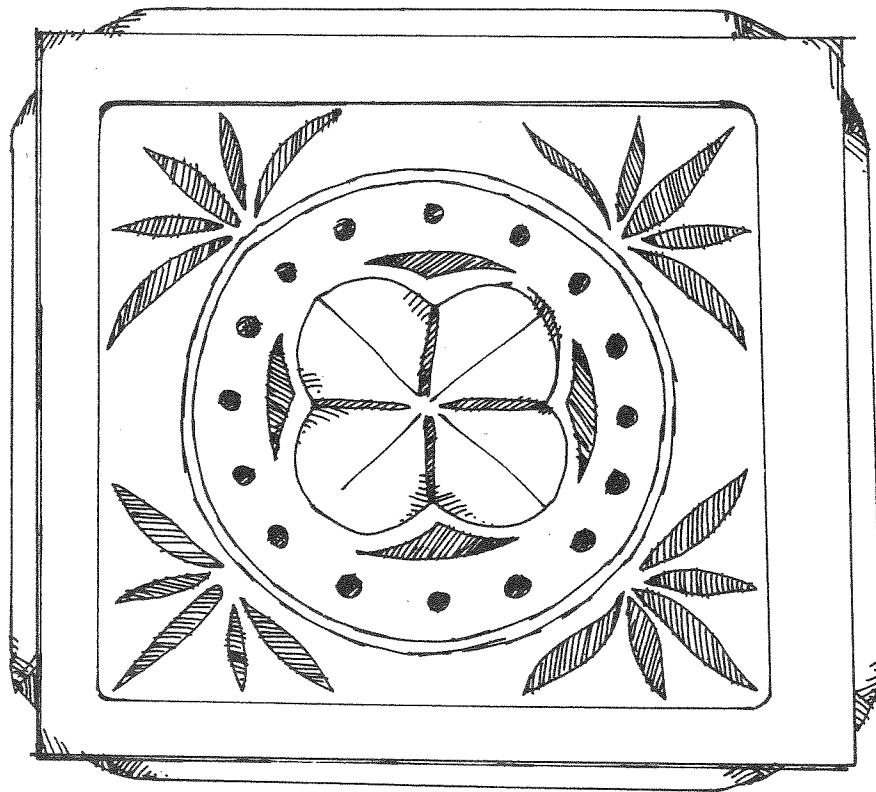
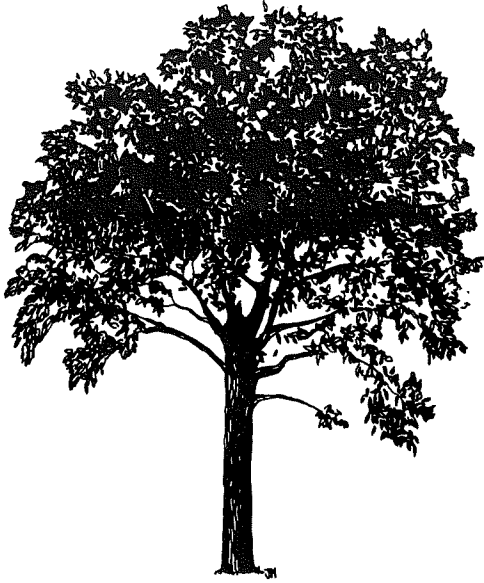


THE 1985 HYDE PARK HOMES TOUR



Saturday & Sunday
June 15 & 16, 1985
2-6 p.m.

Sponsored by the Hyde Park Neighborhood Association



WELCOME

Dear Visitors:

The Hyde Park Neighborhood Association welcomes you to the ninth annual Hyde Park Homes Tour. This year the tour was designed to spotlight some of the changes occurring in Hyde Park. Ours is clearly a neighborhood in transition. You will notice much remodeling activity throughout the area; even some of our tour homes are still "in process."

This year's tour focuses primarily on the smaller bungalows and Victorian-style cottages that comprise the majority of housing in the area. Much of the neighborhood's new growth and development is centered on these; we felt it was time to turn the limelight of the annual homes tour on them. Among the stops on the tour you will find brand new homes and a condominium development, as well as remodeled homes dating from the early twentieth century. We hope you will share our excitement over our neighborhood's continuing vitality and our concern that, whatever the future holds, changes will only serve to ensure the preservation of the unique character of Hyde Park.

Actively pursuing that goal, the neighborhood has embarked on developing a neighborhood master plan which, besides recording physical data about this area, will seek to guide future development and to establish a plan for preferred change. Already we have compiled a complete photographic survey of each building in Hyde Park. Proceeds from this weekend's tour will help to fund the continuation of this important project.

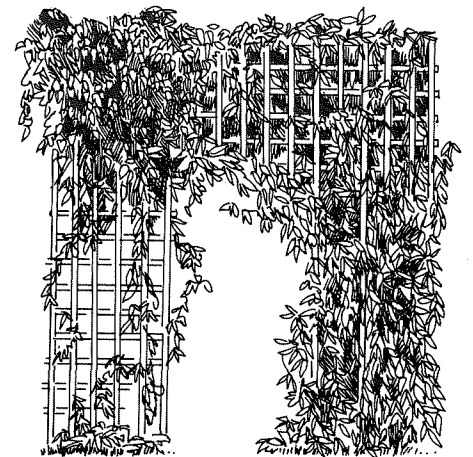
It is our hope that your visit with us today will give you a sense of Austin's past, as well as a glimpse of Austin's future.

Sincerely,

Avis Davis
President
Hyde Park Neighborhood Association



As you travel south from the Presbyterian Church and turn onto Avenue C from W. 39th St., on your left you will see the graceful Oliphant House, which features elements of both Queen Anne and Stick Style architecture. In 1894, well-known Austin photographer W. J. Oliphant and his wife bought this property and paid \$2000 for the construction of their home, where they lived for 10 years. In 1974, efforts of the neighborhood and the Heritage Society of Austin helped to save the structure from demolition by finding a buyer for the house, which was renovated and then purchased by Don and Avis Davis in 1977. The Oliphant House is zoned historic and received a Historic Preservation Award in 1978.



1.
HYDE PARK
PRESBYTERIAN CHURCH
3913 Avenue B

Despite its look of permanence, the Hyde Park Presbyterian Church, a simple frame church thickly shaded by trees, now rests at its third location in the neighborhood. The structure, completed in 1893, was originally a church building for Hyde Park Baptist Church. At that time, it stood on the southwest corner of 39th and Speedway. In 1910, the Presbyterians bought the building for \$450 and moved it to the north side of 40th between Avenue A and Avenue B to combat the issuing of a license for a saloon to be located nearby on West 40th St. For a time both the Presbyterians and the Baptists

shared the building, and then, in 1921, it was moved to its present location. The church remains much the same as when it was originally constructed, except for the Fellowship Hall located in the back, which was once an army barracks. Recently this addition was extensively remodeled.

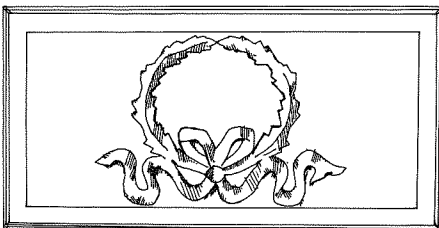
This year the congregation is celebrating its 75th anniversary. The church's members, spanning all ages, have carved a special place in the neighborhood, actively representing Hyde Park's spirit of community and friendliness.



2.
COTTON-GORDY HOUSE
 3908 Avenue C

This typical early nineteenth-century cottage was built in 1909 on property owned by J. B. Cotton. The house changed hands several times until it was purchased in 1914 by Paddy O'Donnell. Members of his family owned it until 1930, when Dr. Joe Gilbert and his wife, Daisy Thorn Gilbert, bought the house. Dr. and Mrs. Gilbert were the parents of Austin doctor Dr. Joe Thorn Gilbert and grandparents of Dr. Linda Prentice. In 1945, Otto Salcher and his wife bought the house; Mr. Salcher lived there until his death in 1983. The current owner is Mrs. Nancy Jo Gordy.

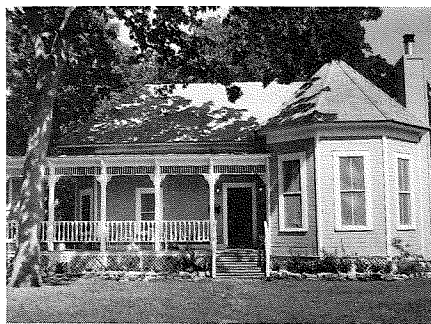
Mrs. Gordy has remodeled the house, which originally had a very long living room and only one bedroom. Bedroom area has been added, the attic was opened up and the living room area is now defined by a free-standing fireplace. Behind the main house, an architecturally compatible smaller house was constructed in the style of an old-fashioned carriage house, entered by way of a winding gravel walkway.



Across from the Gordy House is a newly constructed four-plex, designed and built by Judy Sanders. The frame building, set back from the street and highlighted by a prominent double-sided stairway, was designed to blend architecturally into the neighborhood. The large parking lot was paved with a stone surface designed to encourage water drainage.

On your right at the corner of West 40th and Avenue C is the Marcuse House. Like the Oliphant House, the structure exhibits both Queen Anne Victorian, with its sculpted metal roof, turret, stained glass windows and variety of colors, and Stick Style, with its multiple porches, steep roof and deeply pitched gables. The house was built by George Smith around 1894 and bought by Louis

Marcuse in 1905. Marcuse's heirs lived in it until 1968, when it became rental property. Condemned by the city in 1976, the house was purchased by George and Martha Boutwell, who worked diligently to restore the home. Porches, balustrades and fencing were reconstructed, and the sculpted metal roof was added. The Marcuse House is zoned historic and received a Historic Preservation Award from the Heritage Society of Austin in 1983.



In the next block, on your left at 4002 Avenue C, is another house owned by Nancy Jo Gordy. Recently restored, the gray-blue house features an inviting wraparound porch, faceted bay window, gingerbread and latticework trim and winding gravel walkways.

As you turn onto broad, tree-lined Avenue B, on your left is a small house that nevertheless stands out among many of the houses on the block for its unusual color—a soft orange with pale orange trim—and tasteful, recent renovation by Judy Sanders.

In the next block at 4210 Avenue B, owners David and Linda Anderson are literally "raising the roof," enlarging the attic to create second-floor living space both by adding large dormers and raising and extending the roofline in the back of the house.

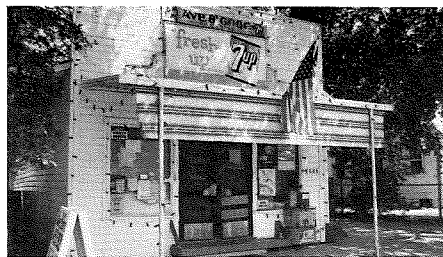
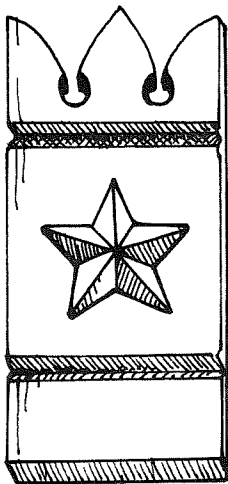


3.
PHILLIPS CONDOMINIUMS
 402 West 44th St.

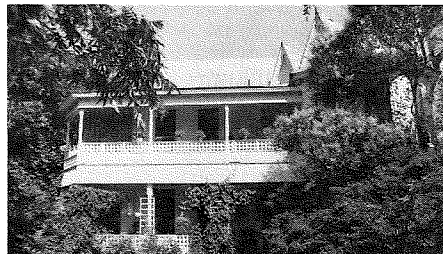
Robert Phillips is the owner, architect and builder of this building. A master craftsman and carpenter, he is noted for a number of significant restoration projects in Hyde Park (including his own home at 4000 Avenue H) and other older neighborhoods.

This meticulously crafted building exhibits the sense of traditional centeredness and balance reminiscent of classical Victorian buildings. The detailing work—decorated columns, fanciful tinwork, widow's walk and interior molding—are designed to soften the building's massiveness and create visual stimulation.

This project successfully demonstrates how sensitivity to the past can be reflected in new construction.



At 4403 Avenue B, a neighborhood institution stands modestly, yet solidly, among its constantly changing surroundings. **Avenue B Grocery**, built around 1909, was first operated by Marshall Johnson, who sold groceries, wood and feed. It was operated for many years by Stephen A. Harris, and from 1950 to 1983 by W. W. Stefka and his wife. Current owner Frank Zamora has maintained the friendly, mom-and-pop feeling which still attracts a constant stream of regular and new customers.



The Ramsey House, at 4412 Avenue B, was built in 1893 by Frank Taylor Ramsey and his father, who owned a successful nursery across 45th Street, which at one time encompassed nearly 430 acres. The large, two-story house is highlighted by long, wrap-around porches on the first and second floors, and an unusual, multi-gabled roofline. The Ramsey family, a number of whom joined the family business, are credited with introducing many varieties of peaches, plums, figs, apples, pecans and blackberries to the area.



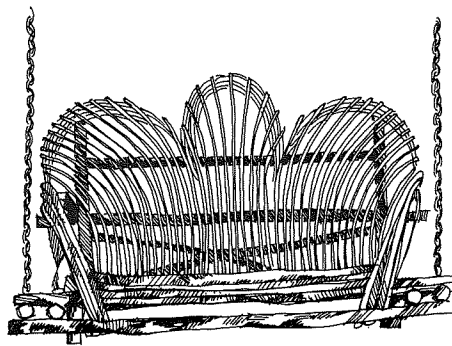


4.
REINKE HOUSE
4410 Avenue C

Lots 28, 29 and 30, Block #7—which encompasses the boundaries for this broad-porched bungalow—were originally purchased from the Missouri, Kansas and Texas Land Company in 1907 for the grand total of \$100. In 1912 Annie Reinke, “a single adult woman,” contracted with C. E. Spurlin and C. H. Toungate to build a five-room frame house for \$1500. Lynn A. and Helen P. Nelson bought the house in 1962 and lived there until March 1984, when it was sold to its present owner, Candy Lowry. Her sense of originality in remodeling and decorating it has added a special quality to the simply designed structure.

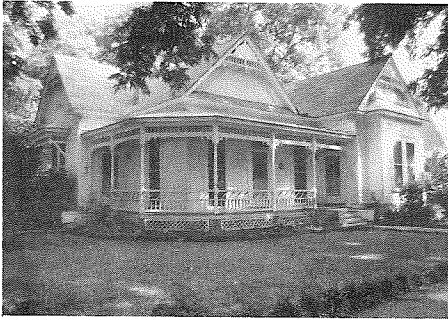
5.
ANDERSON HOUSE
4400 Avenue C

Although built between 1902 and 1904, this Early Texas Victorian home is a very recent addition to Hyde Park. It was originally located in the 2200 block of San Gabriel and first owned by J. A. Anderson. The house was in danger of demolition and was purchased and moved to this location by Mike McHone early this year. The building is being refurbished with antique fixtures, doors and glass; a new wing, of a similar style but with a less formal design, has been added to expand living area. When completed, the structure will have three bedrooms and two baths.



The 4300 block of Avenue C is punctuated with homes in a variety of stages of transition. At 4308 Avenue C, the large bungalow, with deeply shaded porch and new tin roof, has been restored by owners Ed and Linda Lee. At 4305 Avenue C, a small, immaculate, pale blue house clearly shows the result of painstaking work owners Pat and Cathy Ferguson have undertaken to make the house livable again. At 4303 Avenue C, work is in progress by owners Connie and Dennis Chartier to undo many years of neglect, in addition to redesigning too-small and awkwardly-shaped rooms and adding windows to once-gloomy spaces.

As you round the corner at West 43rd and Avenue D, on your left are the historically zoned Clark-Emmert House at 4300 Avenue D and an example of a Craftsman-style bungalow at 4301 Avenue D.



The Clark-Emmert House, designed in the Carpenter gothic style, was built in 1895 by John B. Headspeith, who also built the Woodburn House (now located at 4401 Avenue D). Frank Clark, a printer, was its original owner; Gustav Emmert, a German immigrant, bought the house in 1914. The Emmert family still owns the home, which has undergone considerable exterior restoration and exhibits some of the neighborhood's finest Carpenter Gothic-style architectural detailing, from the ornate gable insets to the delicate gingerbread trim framing the galley porch.

Across the street, in contrast to the detailed Clark-Emmert House, this Craftsman-style bungalow exhibits a straightforward design, focusing on structural rather than decorative elements (so popular in Victorian-style architecture), and the use of "honest" materials such as stucco and wrought-iron hardware. After being vacant for a number of years, the house has been purchased by John and Brigid Aldridge, who are returning to Hyde Park after living for several years in Lockhart.

As you turn onto Speedway, the Walter H. Badger House sits grandly on the corner at 4112 Speedway. The large white house, highlighted by a long porch on the main floor and an enclosed porch on the second floor, was built in 1905.

The new condominium planned for the lot at 42nd and Speedway, designed by Gray Breeden, is a good example of how careful attention to scale and architectural detail and sensitivity to neighborhood concerns can result in tasteful, as well as compatible, new multi-family housing. Mr. Breeden has worked closely with neighborhood representatives to ensure that this project, as well as the condominium project he has planned for 4011 Speedway, will blend in comfortably with their surroundings.



6. PAGE-DEAR HOUSE 4108 Speedway

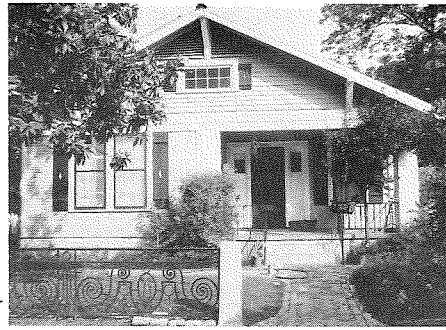
Designed by architect Charles Page and built by Ira Dear in 1915, this home was among the first built in the bungalow style in Hyde Park. In the days before the attached garage, the distinctive *porte-cochere* on the south side provided shelter for vehicles entering or leaving. When renovating the home, Tom Sadler and his associates preserved much of the original detailing, including copper-front fireplaces, door and window moldings and wood floors. Contemporary additions include an expanded kitchen, a deck and several bedrooms.

A Hyde Park landmark, the Moonlight Tower at 41st and Speedway began operating in 1895, the first of 31 cast and wrought iron towers originally built to illuminate Austin streets with a 3000 foot circle of light. It is one of the less than 20 still standing. This year, the original tower's 90th anniversary, the City of Austin allocated funds to maintain the existing towers, so that their silvery glow will continue to light the streets of Austin.

As you approach East 41st and Avenue F, on your right is the historically zoned Victorian-style Sauter-Alley House, built in 1897 by W. G. Eyers, who also constructed the Holland-Klippel House and the Weisiger-White House in the 4100 block of Avenue F. In 1976 the Sauter-Alley House was purchased in very poor condition. Since then, it has been carefully restored to recapture its original Victorian charm.

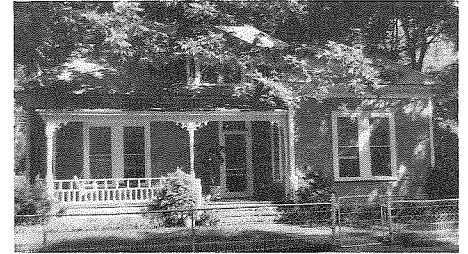


Turning onto Avenue F, the yellow Victorian house on the corner is the **Holland-Klippel House**, built in 1895. After several changes of ownership, Sarah Elizabeth Gayle bought the house in 1923; the loving restoration of the home by current owners Ernest and Carol Adams reflects the fact that Mrs. Adams is a fourth-generation descendant of Mrs. Gayle.

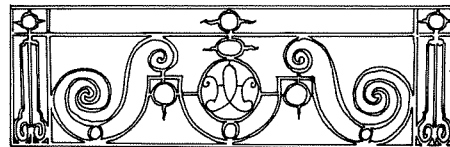


The historically zoned **Bell-Smith House** at 4200 Avenue F, designed in Queen Anne Victorian style, was built in 1895 for \$1,412. With its prominent porch, detailed ornamentation and high-pitched roofline, the house incorporates several popular elements of Queen Anne Victorian architecture; the graceful, complementary wire fence surrounding the house predates 1917. Recent renovation by Robert and Alicia Jarry has maintained the home's original charm, while expanding living space.

At 4106 Avenue F, the **Murray-Chote House**, built in 1915, has at various times been a single-family residence, a triplex, and once again a single-family home. Extensive renovations by current owners Grant and Margot Thomas have included creating additional bedroom space, adding a loft and a central belvedere tower above the house, and installing an ornate French wrought-iron fence along the front.



Next door, the **Weisiger-White House**, at 4104 Avenue F, dates to 1893, one of the first homes built in Hyde Park. Distinctive features of this Texas Victorian-style home and the very similarly designed Holland-Klippel House, both of which are zoned historic, include a diagonally oriented main doorway and detailed molding on porches and gables. The house has been extensively restored by Jack and Debbie Evins.



On the corner of East 43rd and Avenue F is the historically zoned **Morris A. Kopperl House**. Built in 1896, the house was owned by the Kopperl family until 1920. Renovation was begun in 1978 by then-owners Gene and Patsy Tankersley, who received a building award from the Heritage Society in 1980. Architectural historian Peter Maxson bought the house in 1984 and continues the careful restoration.



7. **SANDERS-DURR HOUSE** 205 E. 43rd

Owner-builder Judy Sanders originally built this house for herself in 1977, following the floor plan of an older home she had admired. The structure was designed to blend into the neighborhood, both with its neo-Victorian exterior and brick walkway and with its carefully appointed interior, which features hardwood floors and dark-stained doors and trim. Large stained-glass windows from a church in La Grange, Texas, were placed in the living area and at the end of a hallway to catch both natural light and artificial light from several rooms. Since current owners Robin and Kenneth Durr bought the home in 1979, they have changed very little of the original decorations; after a small fire caused smoke damage in 1983, they repapered walls throughout the house; kitchen work areas were resurfaced with colorful, hand-painted tiles.

Despite the original look of the Victorian-style exterior detailing, the Sanders House at 4208 Avenue G was built in 1983. The house successfully incorporates builder Judy Sander's three favorite architectural styles—Victorian, Early Texas and Santa Fe. Painted concrete floors are juxtaposed with cathedral ceilings and elegant four-inch moldings, typical of the Victorian style, and with the use of rough wood detailing, found in Early Texas architecture. The home was recently purchased by Joan Smith.



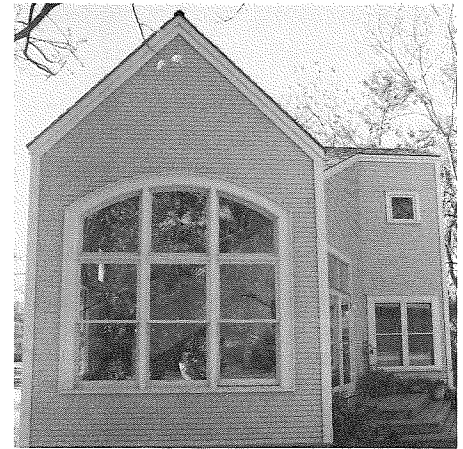
Across from the Sanders House and next to the large white house at the corner of Avenue G and East 43rd St. is the site for five townhome/condominiums designed by architect Andy Vernooy, principal author of the Hyde Park Compatibility Guidelines. Vernooy and owner Charles Nobra have worked closely with the neighborhood to ensure a tasteful and compatible project.



8. OLIPHANT-BURTON HOUSE 4200 Avenue G

In 1907 James Oliphant bought this property, and in 1917 his son Alfred and daughter-in-law Susan built this house and lived here until 1930. Their son Alfred Jr. lived in the house from 1930 to 1941.

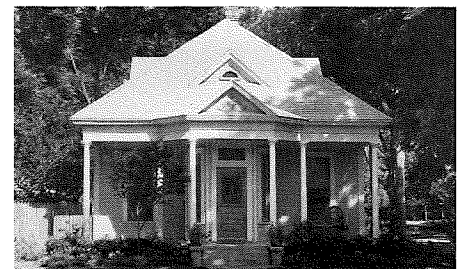
After years as rental property, the bungalow-style house was purchased by Amon Burton in 1983 and restored extensively. He and his wife built out the upstairs, added a deck/outdoor room (designed by architect Ann Rivers) and built a studio addition so that today this living space can accommodate a family of six. To maintain the integrity of the house, few structural changes were made downstairs. The tasteful studio addition, designed by San Antonio architect Joe Stubblefield and built in 1984, is architecturally consistent with the main house and painted the same muted colors, yet still very contemporary in its combination of open studio space with vaulted ceiling, large windows, laundry and darkroom, as well as two bedrooms and bath.



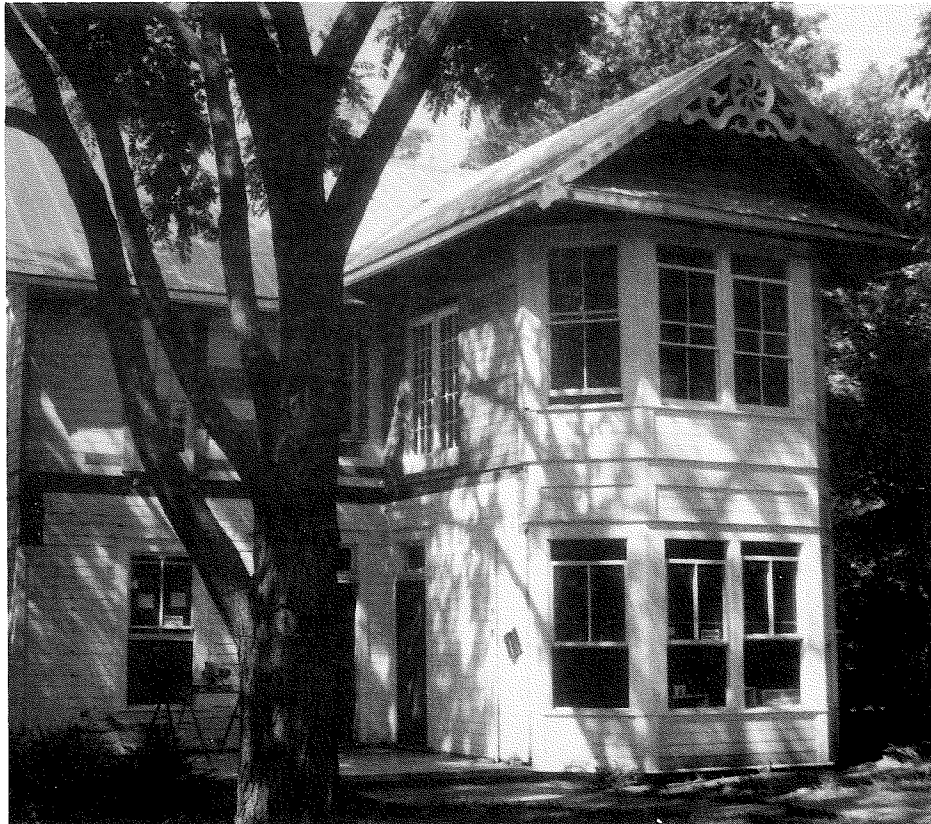
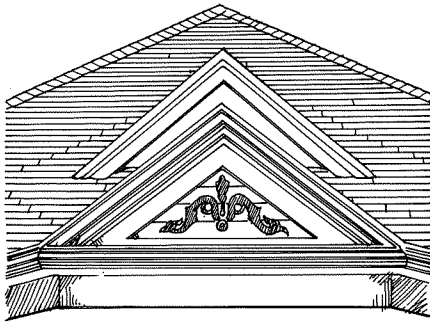
After you turn onto Avenue H, you will approach a significant intersection at East 41st St.

At the northeast corner of Avenue H and East 41st St. is the Doole House, at 4101 Avenue H, and the Wellborn House, at 4101½ Avenue H. The Doole House, which once faced East 41st St., was built in 1921 and restored in 1982 by builder Jim Barr and owners Bob and Toni Davis. After the Doole House was turned to face Avenue H, freeing land for development, the Wellborn House was built by Barr in 1982. Oak flooring, the shiplapped exterior, and building carefully to save several mature pecan trees contribute to the house's success in harmonizing with surrounding older homes. The home is owned by Guy and Jodi Wellborn.

On your right is the Zimmerli-Rosenquist House, built about 1903 and purchased for restoration in 1980. The structure's classical elegance and symmetry is derived from the alignment of architectural elements along a central axis, and through the use of design details such as the etched-glass front door, the unusual, but effective, use of pale silver-lavender for the exterior and a unique, nearly octagonal vestibule. The design's tendency toward austerity is offset by the inviting, gracefully curved twig porch swing. Current owners of this historically zoned residence are Gray and Peggy Stuart.



On the southeast corner of East 41st and Avenue H is a vacant lot, formerly the site for the Altenheim, a communal residence for the elderly. Intensive efforts by neighborhood representatives prevented the building of a 27-unit apartment complex and succeeded in restoring the property's original "A" zoning. Slated for construction are four single-family homes, known collectively as Altenheim Place, each of which will be architecturally harmonious with surrounding structures.



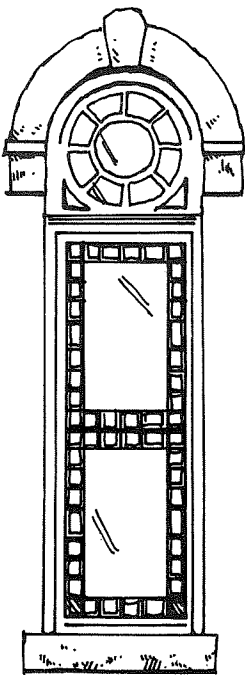
9.
ROBERTS-BEAUCHAMP
 513 East 41st St.

Originally a one-story, four-room bungalow, this structure has undergone several dramatic transformations since it was built by the Roberts family in 1907. During the 1920's a second story was added; following World War II, this upper floor became an apartment with its own entrance. In the 1950's the garage apartment was built; current owner Jim Beauchamp lived here for a time as a college student and commented to then-owner Georgie Roberts, daughter of the original builders, that if she ever decided to sell the house, he wanted to buy it.

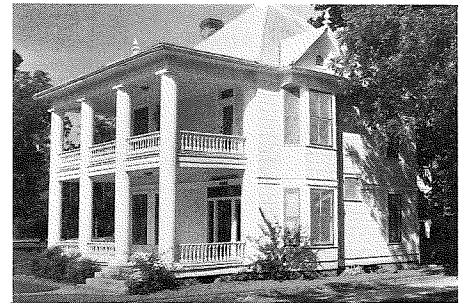
Jim and Carol Beauchamp purchased the house in 1983 and began the structure's next major facelift. Continuing the tradition of change, the Beauchamps are renovating the home in a Victorian style. The front of the roof was lifted to incorporate a bay window, and pressed metal work, designed by Robert Phillips, was added under the roof overhang. A porch typical of the period will be added to the front. Inside, visitors will notice the newly constructed stairway, native granite hearth and wood-paneled dining room.

As you continue down East 40th St. and cross Avenue H, to the right you will see the Ramsdell-Wolff House, built in 1907. Condemned after 17 years as rental property, the house was purchased by Robert and Betty Phillips in 1980; major renovation projects, including an addition to the back of the house, were completed by 1982.

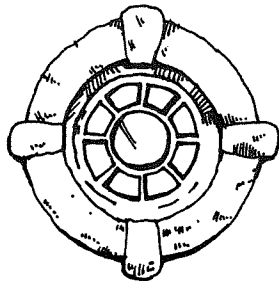
South of the intersection of East 40th and Avenue G are two important, historically zoned structures. The Page-Gilbert House, at 3913 Avenue G, exhibit variations on Victorian-style architecture. The turret with its metal roof and weather vane is typical of the Queen Anne style; fishscale shingles on the gable and spindlework on the porches are more indicative of the Eastlake style of Victorian architecture. The house was built in 1893; current owners Gary and Wanda Penn, who purchased the house in 1977, have carefully restored both the exterior and interior.



Across the street, at 3912 Avenue G, is the Covert House. Built in 1898, the spacious mansion is one of the more elegant examples of Victorian architecture in the neighborhood. Simple ornamentation, a massive wraparound porch, stonework and stained and leaded glass work add to the dignity of the structure, which is nonetheless much less elaborately detailed than other Victorian-style homes in the area. In 1979 the house, by then in a serious state of disrepair, was purchased and completely restored.



Continuing along 40th St. and crossing Speedway, to your right is the Robert T. Badger House at 4006 Speedway. A blend of architectural styles, the house incorporates both Greek Revival style in its massive fluted columns, as well as deeply pitched roof, gables and expansive bay windows not typical of that classical style. An example of the successful use of an existing neighborhood structure for non-residential use, the building was purchased in 1979 by Extend-a-Care, a non-profit organization which provides after-school care for children, and converted into administrative offices.



OTHER NEIGHBORHOOD HIGHLIGHTS

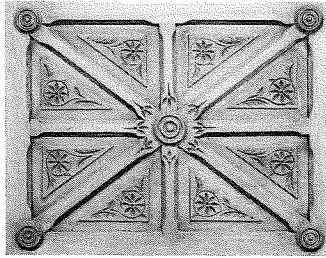
(Listed in order of location according to tour route)

PROTZMAN HOUSE
4100 Avenue D
Built 1906
Restoration begun 1980

WOODBURN HOUSE
4401 Avenue D
Built 1909
Restoration begun 1979

NEAN-FRELS HOUSE
4512 Avenue F
Built about 1905
Renovation completed 1979

WELLS-LaRUE HOUSE
4524 Avenue F
Built 1850
Restoration begun 1984



KING HOUSE
4522 Avenue G
Built between 1894 and 1900
Renovation completed 1983

HOFER HOUSE
4510 Ave. G
Built 1900
Renovation completed 1978

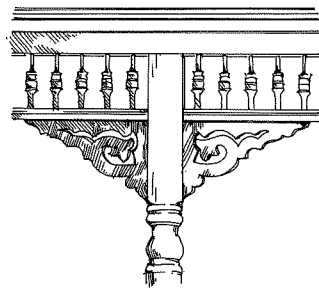
ELISABET NEY MUSEUM
304 East 44th St.
Built 1892
Renovation completed 1982

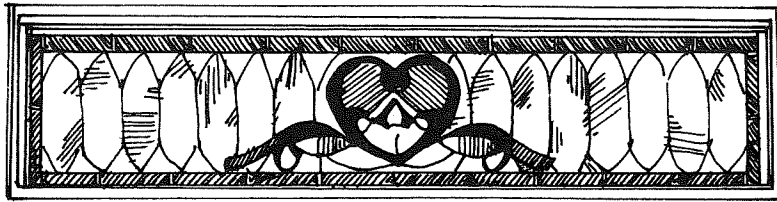
GEORGE HOUSE
East 44th and Avenue G
Under construction

HEIERMAN HOUSE
3909 Avenue G
Built 1902
(Still owned by the Heierman family)

SHIPE HOUSE
3816 Avenue G
Built 1892
Restoration begun 1981

MANSBENDEL HOUSE
3824 Avenue F
Built 1912
(Still owned by descendants of woodcarver Peter Mansbendel)





THANKS TO:

Brenda Barron, 'Dillo coordinator
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Avis Davis, Homes Tour committee
Francoise Escutia, Homes Tour committee
Carl Heather, photography
Sarah Heather, volunteer coordinator
Laura Kichline, brochure contribution coordinator
Marsh & Box Company and John Sanford Realtors, 'Dillo sponsors
Hyde Park Neighborhood Association



**AND TO
THE INDIVIDUALS AND BUSINESSES
WHO GENEROUSLY CONTRIBUTED
TO THE COST OF PRINTING
THIS TOUR BROCHURE**

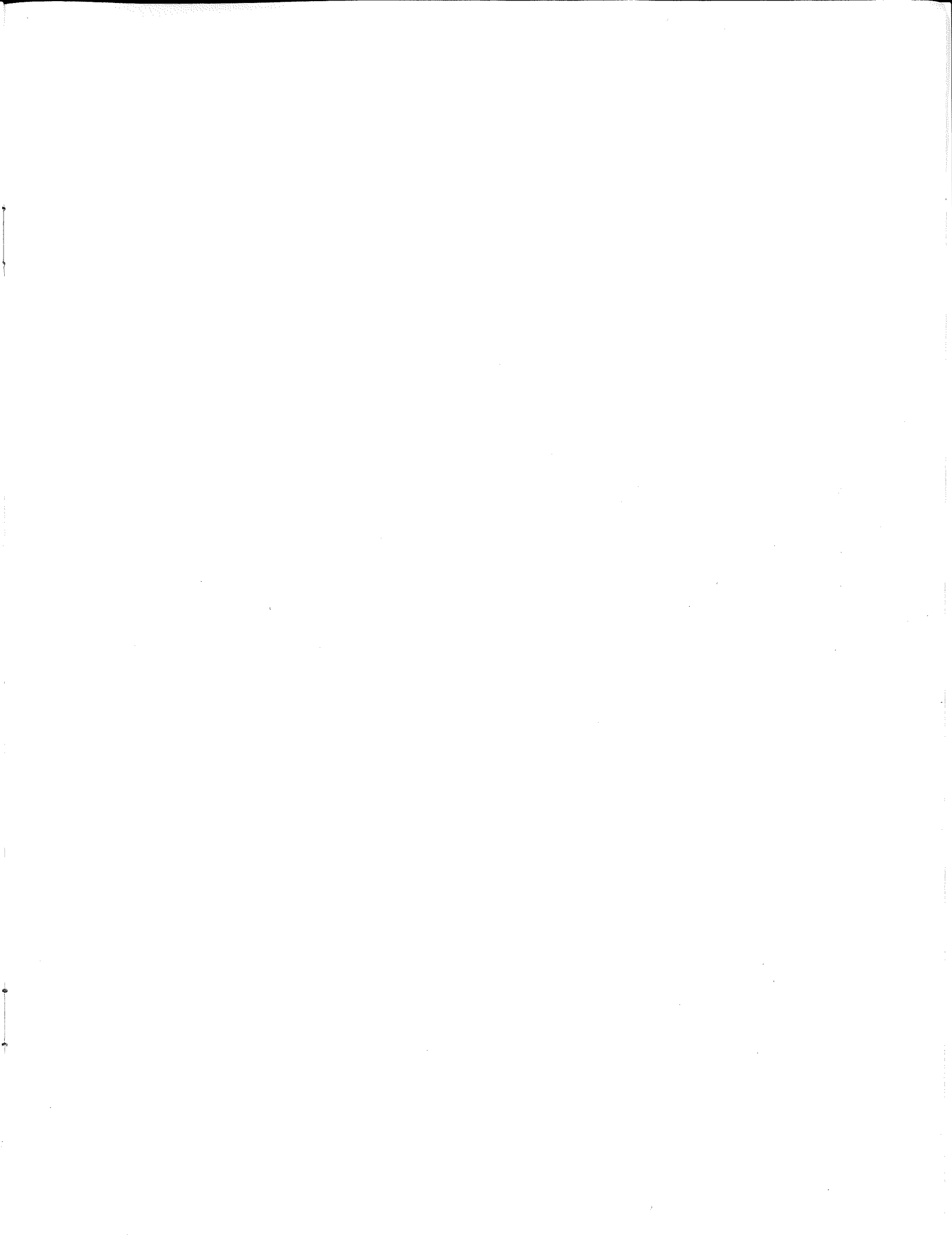
Contributors' names are listed at the bottom of each page



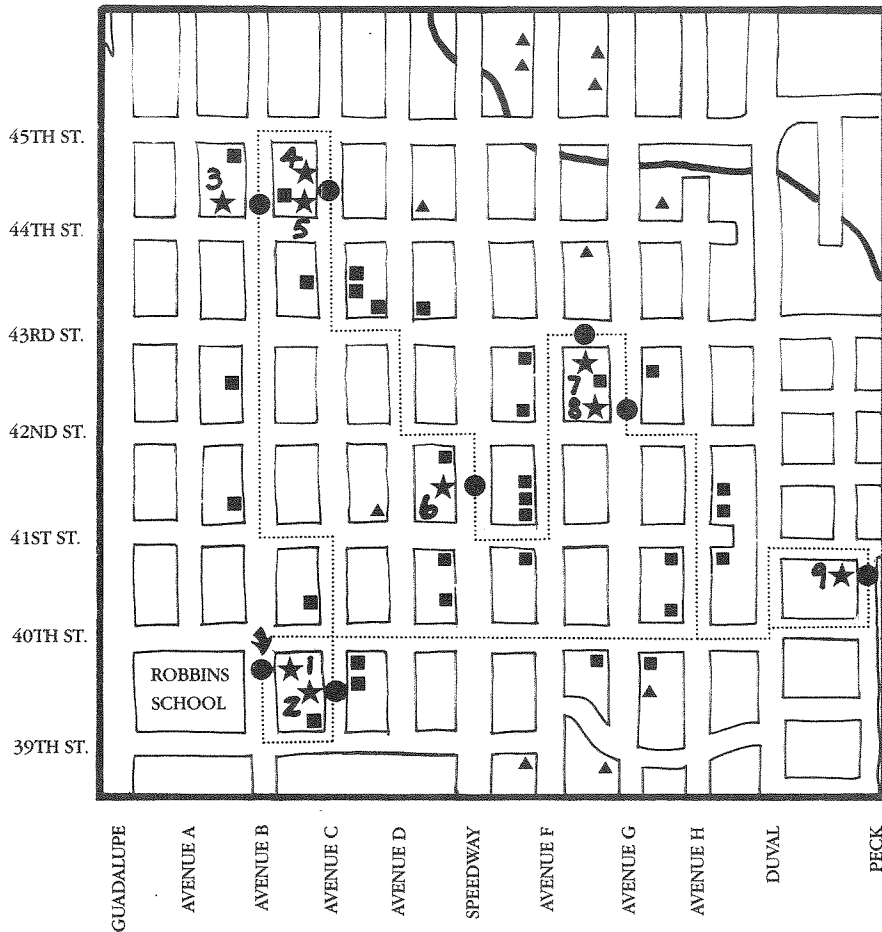
SPECIAL THANKS TO:

Winston Motors

*for the classic British automobiles
gracing the tour route*



1985 HYDE PARK HOMES TOUR FEATURED HOMES



- ★ = Featured tour home (open)
- = Points of interest along tour route
- ▲ = Other neighborhood highlights
- = 'Dillo trolley stops

1.
**HYDE PARK
PRESBYTERIAN CHURCH**
3913 Avenue B
2.
COTTON-GORDY HOUSE
3908 Avenue C
3.
PHILLIPS CONDOMINIUMS
402 West 44th St.
4.
REINKE HOUSE
4410 Avenue C
5.
ANDERSON HOUSE
4400 Avenue C
6.
PAGE-DEAR HOUSE
4108 Speedway
7.
SANDERS-DURR HOUSE
205 East 43rd St.
8.
OLIPHANT-BURTON HOUSE
4200 Avenue G
9.
ROBERTS-BEAUCHAMP HOUSE
513 East 41st St.

No smoking, food, beverages or photography permitted inside tour homes