

# HYDE PARK HOMES TOUR 1988



## HISTORY OF HYDE PARK

Hyde Park has a colorful past. In 1839 the area now called Hyde Park was a prairie occupied by Indians. By 1875 it had become the site for the State Agricultural Fairgrounds. The fair, held every fall until 1884 when the State Fair of Texas opened in Dallas, had one of the finest horseracing tracks in the South. Along the track stood a 300 foot-long sheltered grandstand that held thousands of spectators. A curve of the racetrack is still visible today on what is now 39th Street between Avenues F and H.

In 1890, Colonel Monroe Martin Shipe, president of the Missouri, Kansas and Texas Land and Town Company, bought 200 acres north of Austin that encompassed the old fairgrounds. Here, he would build Austin's first planned suburb—Hyde Park. Shipe had recently come from Abilene, Kansas, to found the city's first streetcar line, the Austin Rapid Transit Company. Now he focused his attention on Hyde Park. He expanded his streetcar line to service Hyde Park, then a mile north of town. He built a park for neighborhood use with two man-made lakes, Gem Lake and Crystal Lake, replete with water lilies, an island and boats for rowing. He built a pavillion that seated 800 and housed dances, concerts and theatrical events. He built a school and paid the teachers' salaries himself. He graded and gravelled over three miles of streets and planted fast-growing hackberry trees to shade them. His efforts paid off. Many of Austin's most prominent businessmen, state and local officials, and artists, including internationally-renowned sculptress Elisabet Ney, chose to build their homes in Hyde Park.

After the turn of the century smaller bungalows began to fill in the spaces between the grand Texas Victorians, the lakes were drained, and the pavillion torn down. The neighborhood was inside Austin's city limits by the 1930's. The streetcars stopped running in the 1940's. By the 1960's many of the older homes were in a delapidated condition and some had been torn down. Hyde Park was certainly a neighborhood in decline. However, in the mid-1970's the Hyde Park Neighborhood Association was formed to protect and preserve the neighborhood's historic character. In addition, new home-buyers began to be attracted to the unique older homes. Today, many of the fine homes built during Hyde Park's heyday have been restored and the process of restoration, renovation and revitalization continues. Soon to be declared a historic district, Hyde Park has now reclaimed its place as a vigorous and important part of Austin.





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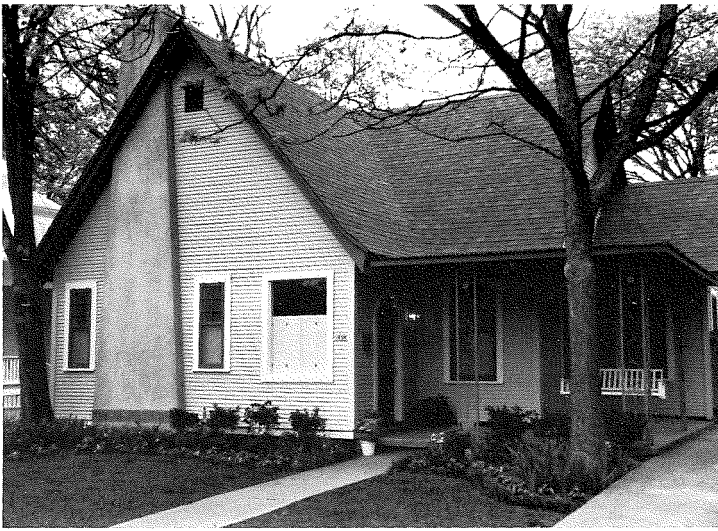
## **THE ROBERT T. BADGER HOUSE — 4006 Speedway** **Owners: Extend-A-Care**

Architecturally, the Badger House is built in the Eastlake style but with the addition of a Colonial Revival two-tiered porch supported by fluted doric columns. It was built in 1906 and is a transitional house between the Victorian period and Colonial Revival. It was bought in 1909 by Robert T. Badger. He, his wife, Birdie Haygood Badger, and their 5 children lived there until 1921. Just north of the house on two extra lots was the family tennis court and Birdie's flower garden. The Badgers, including Robert's brother and business partner William who lived at 4112 Speedway, were a prominent family in Hyde Park for over 50 years:

In 1979, Extend-A-Care, a non-profit organization that provides an after-school enrichment program for preschool and elementary school age children, bought the house. Extensive remodeling took place at that time to convert it into administrative offices. Extend-A-Care has grown. It presently services 36 schools in the AISD and the EISD. Its need for administrative offices has also grown, so that now some offices are located elsewhere. However, the staff has a special feeling for the Badger House. Today, they have filled the downstairs with period antiques.

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**THE SHIPMAN HOUSE — 108 W. 41st Street**  
**Owners: Jack and Carol Shipman**

Built in 1927, this house is a typical example of cottage-style architecture. It has been occupied by many different people, among them; a clerk, insurance agent, collector for the IRS, machinist and an executive director of the YWCA.

Newlyweds, Jack and Carol, bought the house in 1987 and have done extensive remodeling. They have reroofed, wired, plumbed and leveled the house. They removed the aluminum siding on the exterior and painted the original wooden siding. On the interior, they removed walls to create an open living and dining area, enclosed the porch to add more space, put in a new oak floor, installed new sheetrock and painted all the rooms. Not only have the Shipmans accomplished a great deal of work in one year—they have done most of the work themselves.

The front door of the house is special. It comes from a recently demolished bungalow that stood at 3813 Speedway. In rescuing and using this door in their home, Jack and Carol join a neighborhood tradition of recycling used building materials into treasures. They have also installed a time capsule under the marble tiles in their fireplace that will tell future historians about themselves and their lovely house.

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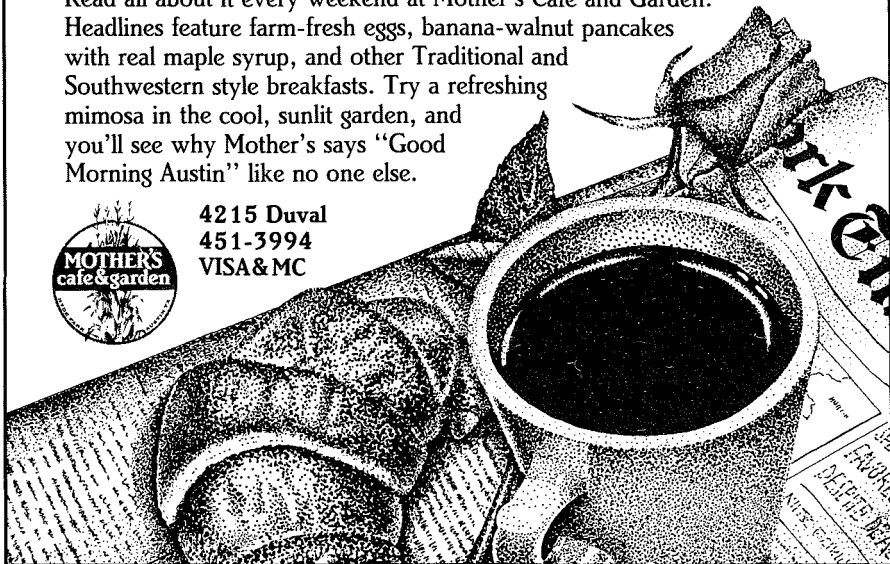
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**THE FRANKE HOUSE — 4102 Avenue D**  
**Owners: Merle and Ginna Franke**

This house is an example of the American Foursquare. Typically, the American Foursquare is a two-story house built in a cube design with a veranda on the front and a pyramid-shaped roof. Although the Franke House is one-story in design, it incorporates the other features. In addition, it includes some features of a bungalow and so could be called an American Foursquare Bungalow.

Ginna and Merle Franke bought the house in 1971 and will finish the renovation this year. The work has been done by son Steve Franke who is a carpenter and cabinetmaker and owner of Square One Construction. Steve's excellent work includes closing in the screened porch on the south side of the house using restored windows from Taylor, Texas; adding closets and a half-bath; and building a twin for the built-in china cabinet in the dining room. Notice the beveled glass windows over the front door, the window seat in the dining room and the brick driveway and patio. The brick driveway is unusual for Hyde Park and is the result of a labor of love by Merle, using bricks from the streets in Temple, Texas. Speaking of her home, Ginna succinctly stated, "what was originally a good buy has become a treasure."

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## **THE BAILEY-HOUSTON HOUSE — 4110 Speedway** **Owners: Sandi and Ben Heimsath**

The Bailey-Houston House is one of the most significant bungalows in Austin and was granted an Austin Historic Landmark just last year. Designed by noted Austin architect Charles Page, it was built in 1910 for Fannie Badger Bailey and her physician husband, Edward. It is built in the Craftsman Style, an architectural style spawned by the Arts and Crafts Movement (1910–1930). The Craftsman Style was a movement away from the ornate Victorian and Revival styles toward an honest use of structural elements and materials, such as fieldstone, handsplit shakes, etc. The Bailey-Houston House contains many of the major stylistic features of the Craftsman Bungalow Style. Outstanding examples are the porte-cochere (car-port), casement windows and use of local river stone in the chimneys, pillars and fireplaces.

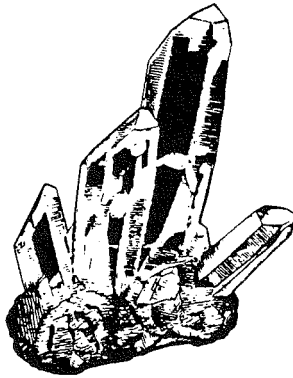
Ben and Sandi Heimsath bought the house last year. They have begun restoration with foundation work and interior sheetrocking and painting. Ben is a partner in his father's architectural firm, Clovis Heimsath Architects, and Sandi is an artist. Applying their considerable talents to their own home, they have done much of the work themselves. This is no small accomplishment considering they have two small children and are expecting their third child in July.

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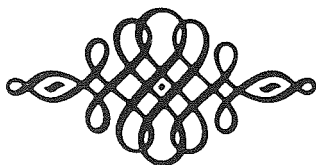
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## THE KOPPERL HOUSE — 4212 Avenue F

**Owners: Peter Flagg Maxson & John C. R. Taylor, III**

The Kopperl House is an excellent and unusually intact example of the Eastlake Style, popular in late 19th century America. The house was built for sportswoman Loula Dale Kopperl in 1896. Mrs. Kopperl was something of a free spirit for her time. The front hall of her home was lined with stuffed animal heads, the result of several safaris, and she kept racehorses in her stables. She was also well-read, with bound volumes of Dickens, Longfellow Bronte, Carlisle, and Bret Harte in her library. The house has had only three different owners since Mrs. Kopperl's death in 1919.

The house was designated an Austin Historic Landmark in 1979 and in 1980 received an award from the Heritage Society of Austin. In 1984, it was bought by Peter Flagg Maxson, Chief Architectural Historian for the Texas Historical Commission, and John C. R. Taylor, III. Peter and Jack are continuing the restoration of the interior begun by former owners Gene and Patsy Tankersly. Important to notice are the six fireplaces and 12 foot ceilings. Also the original carriage block, cistern and two outbuildings remain. Last year the house was painted using documented period colors. Presently, a period, turn-of-the-century landscape designed by James David, of *Gardens*, is being lovingly implemented.

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page sponsor: Ann Wallace





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**THE SITTON HOUSE — 207 E. 39th Street**  
**Owners: Thad and Sarah Sitton**

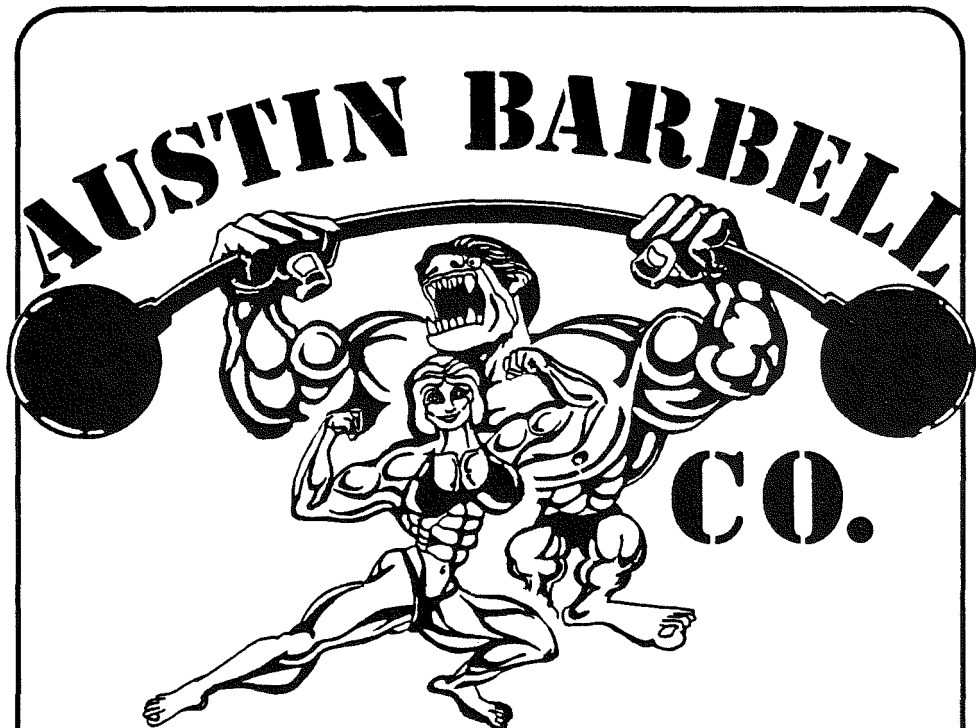
A recent addition to the neighborhood is this Queen-Anne Style Victorian Revival built by Thad and Sarah Sitton in 1987. Originally planning to restore a historic home, the Sittons built one instead. We are lucky for this change in plans because the house is a historian's dream.

Researching Victorian history and construction techniques is a hobby for Thad and Sarah. They first saw the plans for their house in *Victorian Homes* magazine. John Guy, an architect from Wharton who drew the plans, drew a personal set of plans for the Sittons. Many of the building materials in the house are old and have been collected by the Sittons. The floor is remilled longleaf pine from Cook's Paint Store in Houston and the mantelpiece is from a house in New Orleans. Notice the attention to historic detail throughout the house: the black porcelain doorknobs, the bullseye molding, the antique plumbing fixtures, the gas stove from the 1920's that really works; and the kitchen furniture—jelly cupboard and safe—instead of cabinets. The refrigerator and microwave are hidden in the pantry.

Welcome and thank you to Thad and Sarah for a new home built with care, attention and sensitivity to historic Hyde Park.

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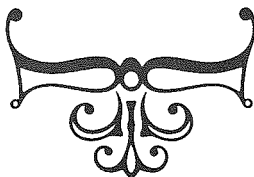
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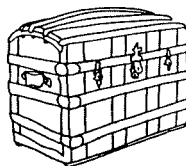
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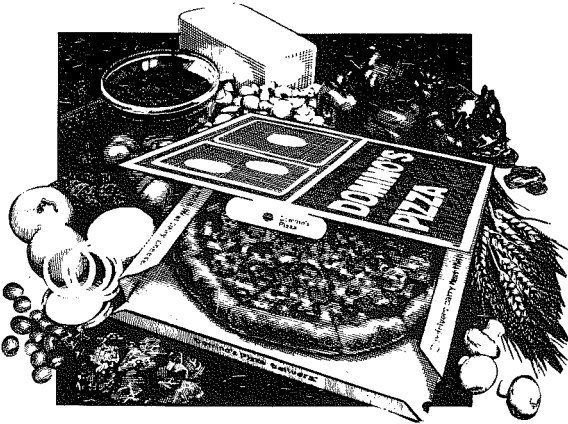
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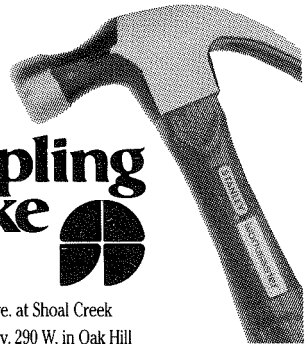
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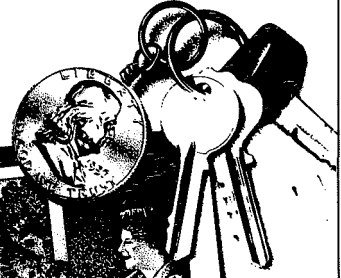
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Welcome to the 12th Annual Hyde Park Historic Homes Tour. This year's tour will be especially interesting because of the variety of houses available for viewing. Among others, you will see the only bungalow to achieve historic designation by the City of Austin as well as, a beautiful new "old" house in Hyde Park. Many of the houses on the tour are in various stages of renovation, and we encourage you to ask questions and talk with the owners. They may even be able to tell you how it feels to be "owned" by a Hyde Park House.

Keep in mind we have Dillo service between the homes and a refreshment stop next to the last house where you can stop and rest.

I would like to thank the many people who gave so much time and energy to make this tour a success: the very helpful Avis Davis, our Volunteer Chairperson; Wanda Penn, who did a great job of collecting sponsors and advertisers and helped pull the brochure together; Sherri Scarborough, for writing the excellent histories for the brochure; Carol Shipman, for her fine work in collecting sponsors and handling T-Shirt sales; and Debbie Spector for her time and input at the meetings.

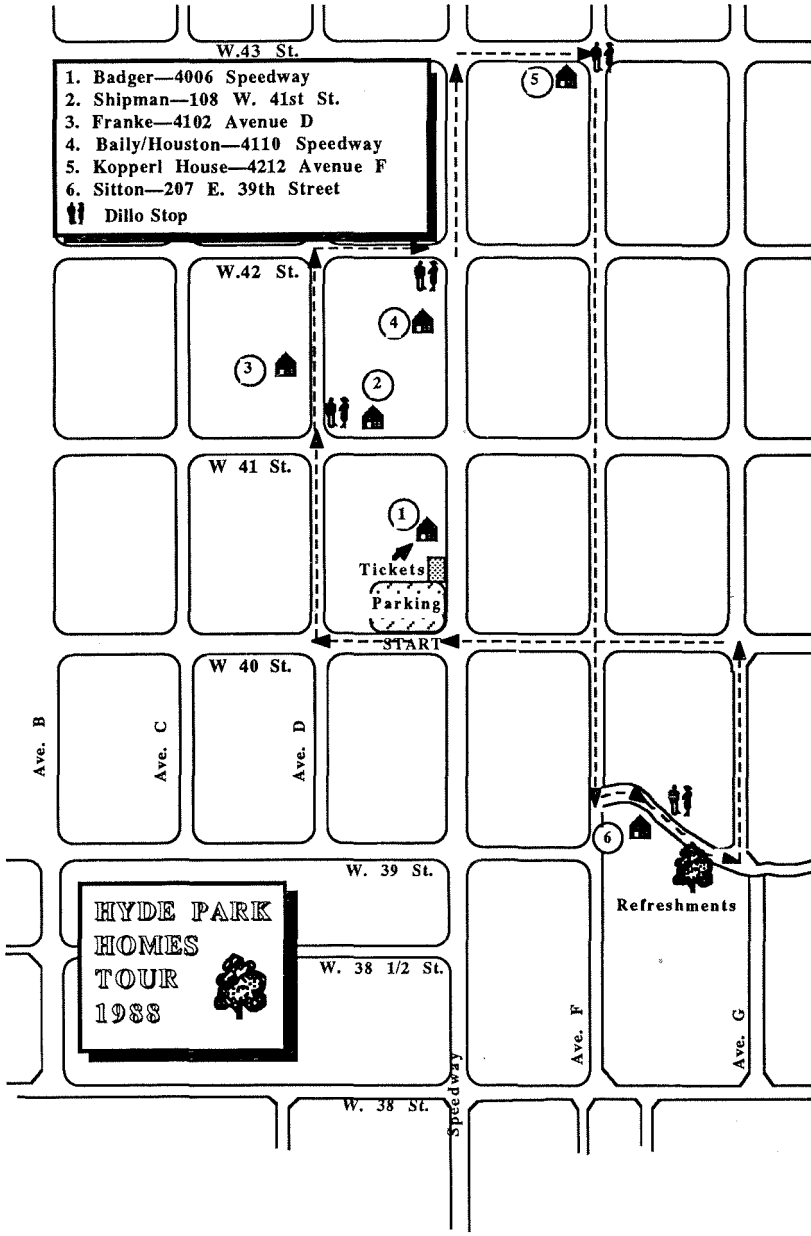
Also deserving our warmest thanks are: Judy Cole, for coordinating the refreshment stand; Peggy Stuart, for collecting sponsors; Susan and Larry Gilg, for the map; Bill and Paula Levihn-Coon and Texas Impressions, for their work on the T-shirts; Josephine Casey, for her experience in keeping our finances in order; Ben Heimsath, for the brochure cover, Jack Taylor and Priority Copy for printing our brochure; Pat Hoskins and Round Rock Graphics for typesetting this brochure; Extend-A-Care, for allowing us to begin the tour at their location; Hyde Park Methodist Church for the use of their parking lot; Larry Mueller, my husband, for the illustration on the T-shirts; and, all the other volunteers who did so much to make this tour possible.

Lastly, and especially, I want to thank all the homeowners for opening their homes to use for the tour.

Thank you for coming and have a wonderful time!

Cevin Cathell  
Tour Chairperson





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  2. Shipman—108 W. 41st St.
  3. Franke—4102 Avenue D
  4. Bally/Houston—4110 Speedway
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