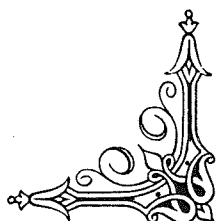
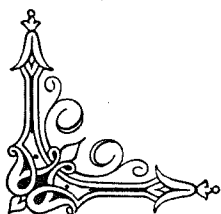


Historic  
Hyde Park  
Homes Tour  
1989



## HISTORY OF HYDE PARK

The Hyde Park Neighborhood Association (HPNA) is pleased to welcome you to its 13th annual homes tour. Thank you for joining us in celebrating HPNA's 15th, as well as Austin's 150th, anniversary. Fire Station No. 9, one of Austin's oldest, is the tour starting point, but it is not an official stop on the tour. The first stop is at 43rd Street and Avenue D, where you can catch the 'Dillo bus that circles the tour route. Restroom facilities are available at the Community Church (4115 Avenue D) and the Hyde Park United Methodist Church (40th and Speedway). Please take a moment to sign one of the guest books at the Fire Station or at any of the homes. And remember, no smoking, food or drinks in the homes, please. Step back in time while I share some of Hyde Park's rich history with you.

In the mid 1800's, Hyde Park was a post oak forest. The trees were felled for the first government offices on Congress Avenue. The Insane Asylum was built in 1857 on the Old Georgetown Road, (now Guadalupe) and between it and Waller Creek were little more than scrubby prairie growth, a result of the razed forest.

From 1875 to 1884, the State Agricultural Fairgrounds were located on approximately 80 acres of what is now the southeast quadrant of Hyde Park. The Fair Association conducted a fair each fall, the first one opening on November 9, 1875.

Hyde Park was the brainchild of Monroe Martin Shipe (1847-1924) of Paris, Ohio, who came to Austin to establish the Austin Rapid Transit Company. As president of the Missouri, Kansas, and Texas Land Company, he had an ingenious idea to develop a subdivision on a streetcar line. He acquired 200 acres in 1890 for \$70,000, and named it Hyde Park, alluding to the fashionable London district of the same name.

In 1892 Shipe constructed many attractions to lure prospective buyers to his new subdivision. These included a dance pavilion, lakes, and a school. In 1895, he had the first of Austin's 31 moonlight towers constructed which still lights Hyde Park today.

By the late 19th century, Hyde Park was mostly made up of Victorian style Queen Anne homes built on corner lots. Early this century the blocks filled in with smaller, bungalow style homes. The 1920's and 1930's brought the Tudor Revival style to the neighborhood. The stock market crash of 1929 and the ensuing depression resulted in many

homes being divided into two or more living units to provide extra income.

The quality of the neighborhood began to decline during World War II. The streetcars stopped running and there was an increase in absentee landlords due to the suburban boom. The expansion of the University of Texas during the late 1960's and early 1970's accelerated the conversion of homes to investment properties.

The decline of the neighborhood reversed in the mid 1970's when university enrollment levelled off and the Hyde Park Neighborhood Association was formed. Residents realized the potential of Hyde Park as a thriving historic central city neighborhood. In the late 1970's and early 1980's many of the homes in Hyde Park were restored and zoned historic.

In 1977, the expansion of the Hyde Park Baptist Church and other redevelopment pressures had brought focus on the need for a master plan for Hyde Park. Making sure that neighborhood development remained compatible was a difficult task. In 1983 the HPNA commissioned the Hyde Park Compatibility Guidelines to help preserve the neighborhood's unique character. More recently, a Special-Use District for Hyde Park is being considered to further address the problem of incompatible growth.

As you stroll the tree-lined avenues, I hope you will sense the charm and uniqueness of this historic enclave. The homes featured this year reflect the diversity of the area and the residents' spirit of revitalization and preservation. In the face of urban decline, Hyde Park is strengthening the inner city, while conserving its past for future generations.

Again, many thanks to the homeowners, many volunteers, tour committee and sponsors for helping bring this tour together. I encourage you to ask questions of the homeowners and hosts.

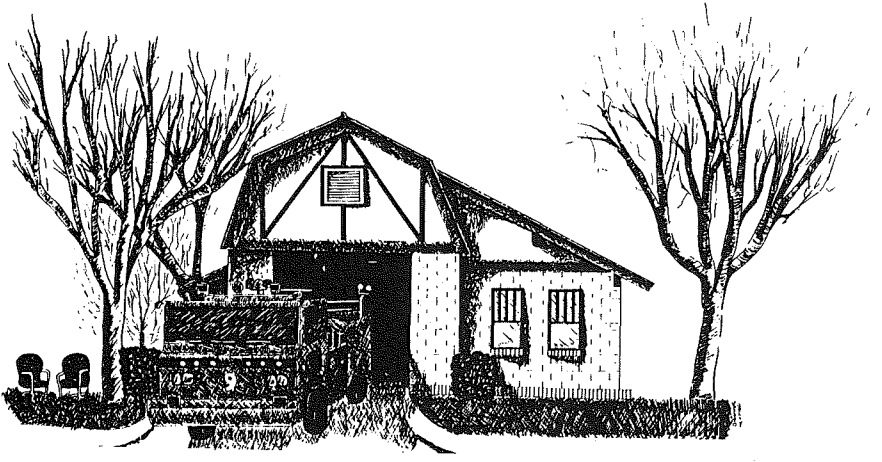
Thanks for coming!

*Debra Prokop*

Debra Prokop

Tour Chairperson





## *Fire Station No. 9* *4301 Speedway*

Commissioned as a hose company on August 19, 1929, Fire Station No. 9 has a long history of serving Austin and Hyde Park. When first commissioned, the engine assigned to Fire Station No. 9 served a large portion of the city as only a few fire stations had been built. In the 1920's officials sought to make fire stations blend in with surrounding residential neighborhoods. This station's half-timbered gable reflects Tudor influence. There is an unusual extension of the southeast corner of the building which is rumored to be an unmarked time capsule, apparently placed there when the station was built.

Residents of Hyde Park have fought long and hard in the face of city budget cuts to keep this station open. The materials and techniques used to construct most of the homes here (pier and beam foundation, balloon construction walls) were used to promote natural ventilation and cooling in an age without air conditioning. Unfortunately, these same techniques can also allow fire to rapidly spread inside the walls and under the structure, completely destroying it in only a few minutes. Fire Station No. 9 has saved many Hyde Park homes from total destruction by fire.





## *Earnest-Aldridge House*

### *4301 Avenue D*

J. M. Earnest purchased several lots in the late 1890's from the MKT Land Company. He had this house built circa 1900. It is a variation of the Craftsman Bungalow style with a Late Victorian plan -- almost a mirror image of the Clark-Emmert house across the street (also on the tour). The wrap-around veranda is a carry-over from earlier days, but the Craftsman detailing found inside would have been considered modern. The kitchen, fence and a cistern (used to store rain water) under the porch are all remnants of an old Victorian farmhouse that used to occupy the lot.

This home has an early history of families who lived here and operated a grocery next door (now "Celebration"). Jessie W. Robison established his grocery here around 1916. In 1920 Alfred Berkman (see Beasley-Pfeiffer house history) bought the house and ran the store under the name "Nellie Produce and Miss Goods." In 1924 the Sweet and Scharath families, and in 1943 the D. A. Shipwash family, lived in the home and operated the store. In 1964 the home was bought and used as rental property by Troy Harrell who was the last person to run the grocery. In 1975 Greg Maksymowicz, a physician, had his practice in the house. The home is currently owned by John and Brigid Aldridge.





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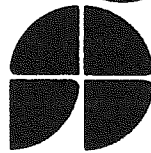
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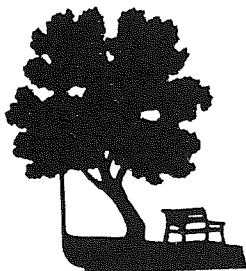
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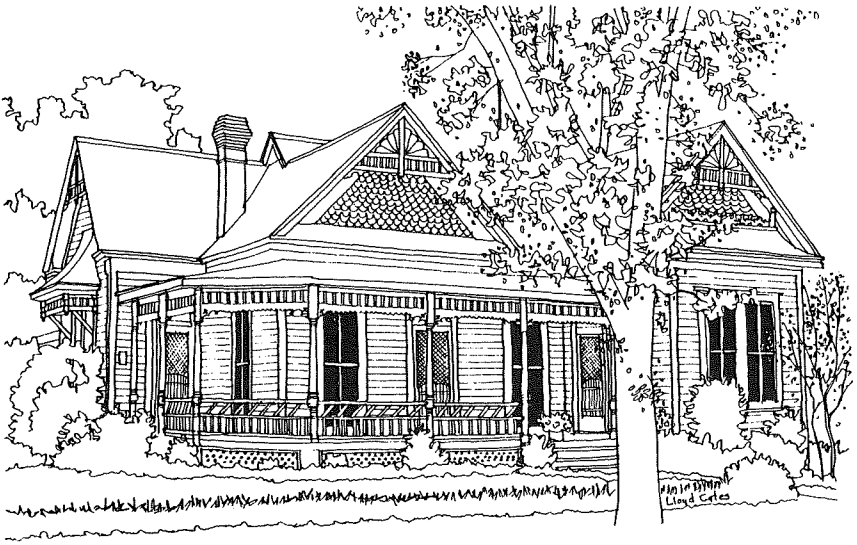


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## *Clark-Emmert House*

### *4300 Avenue D*

Frank and Amanda Clark had this Late Eastlake style cottage constructed in 1895. Frank Clark was a printer and later owned the Clark Print Shop. Gustav and Anna Emmert bought the property in 1912. They had a large family of four sons and four daughters and nearly as many business interests. Among their many enterprises were a restaurant that served workers constructing the Capitol, and later an automobile livery on Congress Avenue which employed the four sons as chauffeurs.

The home was subdivided into two apartments in 1935. During World War II, the larger of the two apartments was further divided to create three separate apartments. The house was restored in 1982. The wrap-around veranda had its original gingerbread detailing duplicated from historic photographs and the house was repainted with exterior colors which approximate the home's original paint scheme. This home was historically zoned in 1982.

With the exception of a few years, members of the Emmert family have lived in the house or portions of it since 1912. Viola Roberts, one of Gus and Anna's daughters, still owns the home.







*Lovelace-Shocket House*  
*4305 Avenue D*

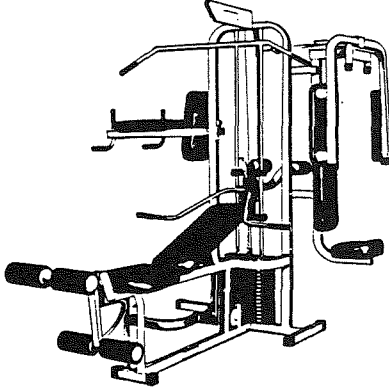
In 1913 carpenter Charles N. Lovelace had this home built that is influenced by the Dutch Colonial Style. The home was designed with a gambrel roof with shed dormers, a very unusual architectural feature for this neighborhood. It was originally only one story. Lovelace's daughters, Annie, Marie, and Alice were all teachers at Baker School. Alice later went on to become the principal of Matthews School. The Lovelace family lived here until 1927, and then rented the home.

Dr. Gerald Langford, a short story writer, and his wife Annie bought the house in 1947. While living here Dr. Langford became an assistant professor and later an associate professor of English at The University of Texas. In 1957 he authored "Alias O. Henry," a critical biography of the popular story-writer William Sidney Porter.

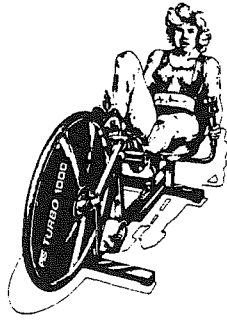
In 1979 Richard (Dick) Shockett bought the house from John Prager. Dick and his wife Prema, have done extensive remodeling to the kitchen. Other renovations included removing a fireplace in the north wall of the living room which had become structurally unsound and installing the present one.



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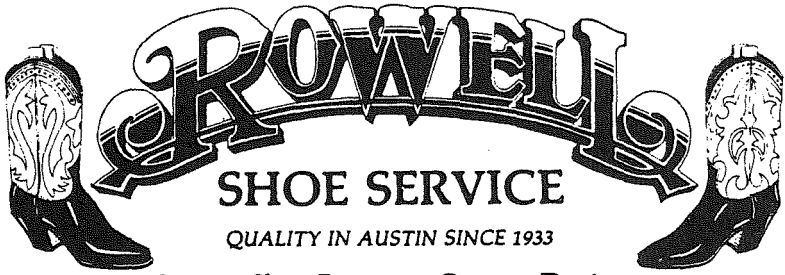
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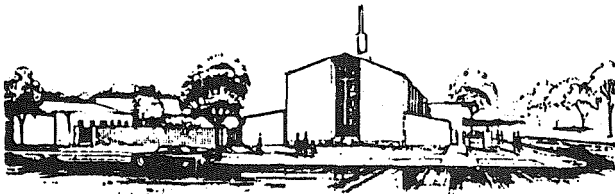
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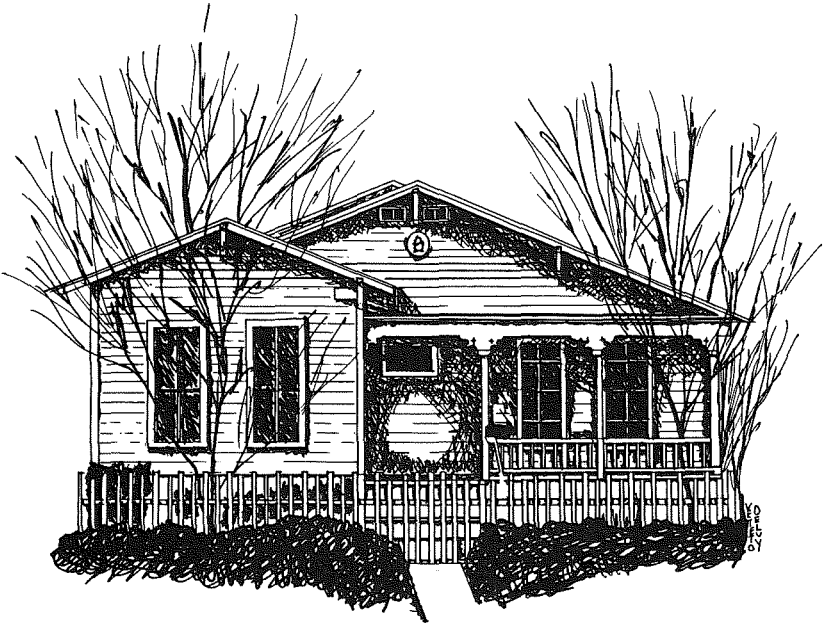


**Hyde Park United Methodist Church**

*Church School*  
*9:30 a.m.*

4001 SPEEDWAY  
AUSTIN, TEXAS 78751-4698

*Worship*  
*10:50 a.m.*



*Dohme-Smith House*  
4606 Avenue C

Built circa 1900, this home is a one-story turn of the century cottage with an Eastlake style porch. Originally, the house stood at 502 West 18th Street, between San Antonio and Nueces Streets in downtown Austin. Charlotte Dohme had the home built on a portion of the premises she acquired in 1858. Hjalmar T. Knape, part owner of the Swedish-American Publishing Company, bought the house in 1910 but rented it out for most of the time. The subsequent owners, Lydia Littman (1920) and George W. Patterson (1922), used the house as rental property.

In 1979, George Humphrey, City Councilmember, and business partner Danny Roth moved the home and renovated it at its present Hyde Park location. The house had to be sawed in half to be moved. Jeffrey and Sandy Smith bought the home in 1980. The Smiths added a two story atrium style room at the rear in 1988. They recently painted the house with historic colors. Future restoration plans include removing the hall bathroom to replace the front door to its original location and recreate the central hallway.





*Beasley-Pfeiffer House*  
 4526 Avenue C

In 1900 Oliver D. Beasley, a nurseryman and motorman for the Austin Rapid Transit Company bought two lots in the Hyde Park Annex. Shortly afterwards, he had a one room rough cut lumber house constructed on the north lot. John and Frieda Torn bought the property in 1930 and rented the house to the McCoys through the 1940's, and built their own house next door. Frieda supplemented their income by selling butter and eggs to Alfred Berkman, who ran the grocery store next to the Earnest-Aldridge House (also on the tour) on West 43rd Street. The previously rented house was handed down to members of the Torn family through the 1940's and 50's, all of whom made additions to the original house as their families grew.

In 1984 architect Peter Pfeiffer, purchased the Folk Victorian home and began extensive refurbishing. Pfeiffer's renovation plans were adapted so the structure would retain its original character while providing a contemporary living space. The house is now a basic bungalow form with a Victorian Revival front gable. The rebuilt home is an energy-efficiency pilot project for Pfeiffer's architectural firm. The front walk is made of bricks from the original University of Texas main building.





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## *McGraw-Marburger House*

### *4315 Avenue C*

This bungalow style house was built in 1914 by Susan G. Phillips who purchased the property for \$700. In 1922 she sold the property to W. F. Ledlow, a University of Texas professor, and his wife who lived here until 1927. In 1936 Mrs. Ledlow returned to the house and stayed until 1944. Vinnie and Cora Carothers purchased the property from her in 1947 and built the garage apartment in the late 40's.

In 1979 Karen McGraw, an architect, purchased the property. In 1985 she and her husband, Alan Marburger, a building designer and general contractor, began plans to renovate the home using bungalow forms and details found in other homes in the area. Exterior renovations include the brackets under the eaves and square columns on the porch pedestals, classic features of the Bungalow style. Half of the first floor was also refurbished and a master suite constructed in the attic space.

The north side entrance, oak staircase and kitchen have all been recently added. The oak kitchen cabinets were designed in the style of Gustav Stickley, a leader of the Arts and Crafts Movement. Alan Marburger has produced the millwork and much of their furniture.







*Walter H. Badger House*  
*4112 Speedway*

This home was a speculation house built by the MKT Land Company to promote the new Hyde Park Subdivision. It is a Colonial Revival style house with a two-tiered wrap-around veranda and Doric columns. The attic dormer features interesting Palladian windows. Mr. Badger and his wife Bettie bought the property in 1908 for \$3,500. Walter Badger made his fortune with a general mercantile business that grew to become a large Central Texas wholesale mountain cedar company. He was very active in local politics and was chairman of the Austin Citizens Committee which prevented the removal of The University of Texas from Austin.

Bettie's father, noted Confederate General Adam Rankin Johnson is said to have promoted the idea of using pink granite for the capitol building in order to bring some needed cash into his own depressed town of Marble Falls. Bettie's brother, Adam R. Johnson, became Austin's first city manager July 1, 1926.

Susan and Carl Crites-Crumm currently own the home and have made a number of improvements to bring the home back to its original glory.



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Judy Cole/Wanda Penn - Refreshment  
Co-Chairpersons  
Debra Prokop - Tour Chairperson

We would also like to thank the following people for their contributions toward the success of this year's tour:

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Donna Delvey  
Lloyd Cates  
Alan Marburger  
Steve Brim

Musicians:  
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Lone Star Chorus  
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For their gracious hospitality

The Firefighters of Station Number 9  
For their continued service

HEB Grocery  
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For sponsoring a 'Dillo

All the Volunteers working in the Homes  
and Refreshment Stands.

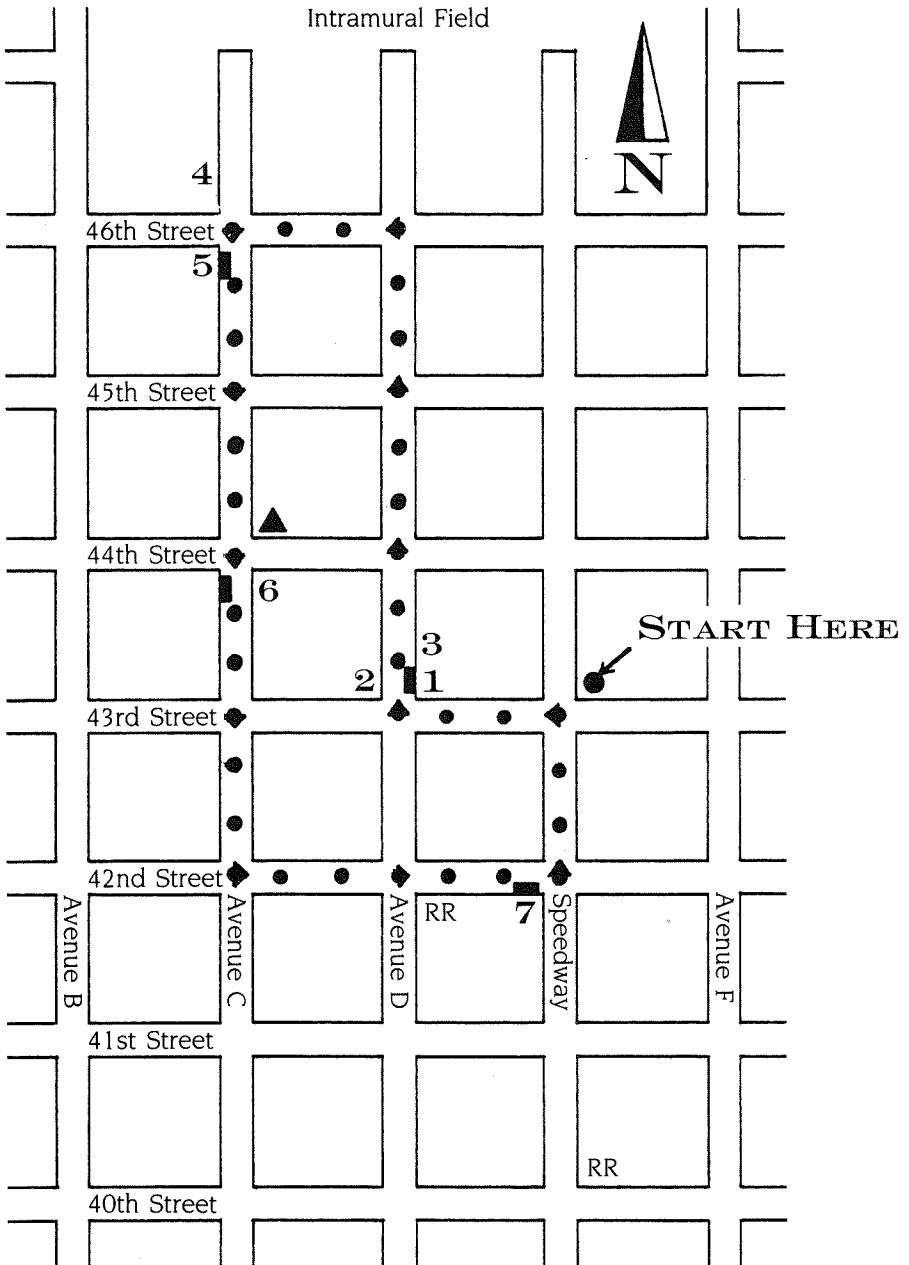
Hyde Park United Methodist Church and  
the Community Church for the use of  
their facilities.

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**Fire Station No. 9 4301 Speedway**  
 (tour starting point)

- |   |                        |               |
|---|------------------------|---------------|
| 1 | Earnest-Aldridge House | 4301 Avenue D |
| 2 | Clark-Emmert House     | 4300 Avenue D |
| 3 | Lovelace-Shocket House | 4305 Avenue D |
| 4 | Dohme-Smith House      | 4606 Avenue C |
| 5 | Beasley-Pfeiffer House | 4526 Avenue C |
| 6 | McGraw-Marburger House | 4315 Avenue C |
| 7 | Walter H. Badger House | 4112 Speedway |



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