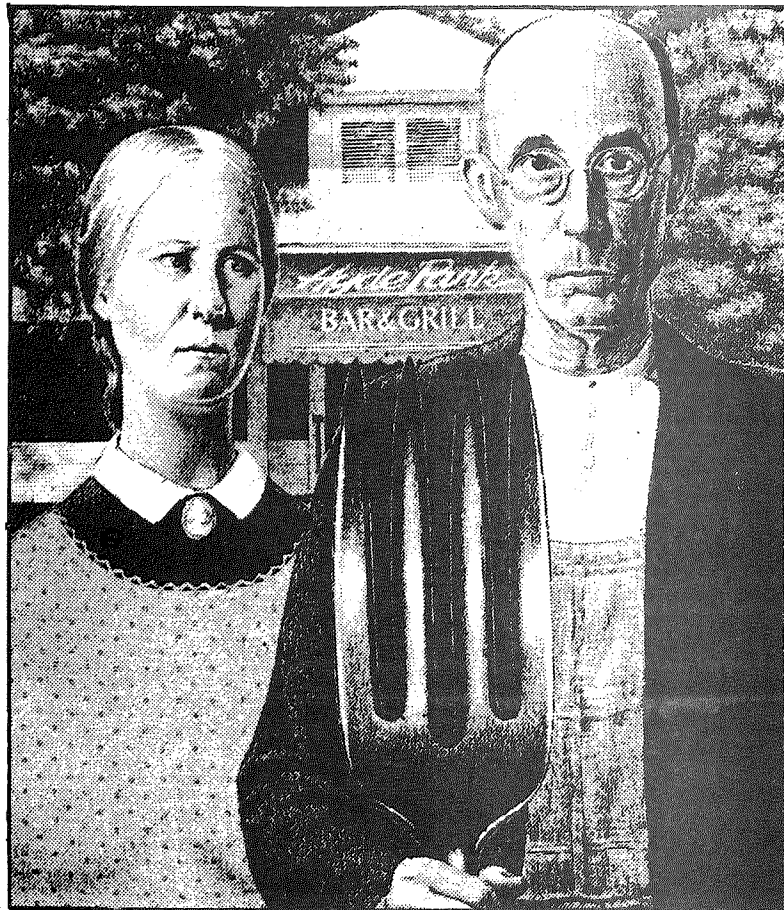




The Hyde Park Neighborhood Association  
welcomes you to the:

1990  
**HYDE PARK  
HOMES TOUR**

*... come see what's new in old Hyde Park*



# An All American Tradition

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To all our friends and neighbors,

Welcome to the 1990 Hyde Park Homes Tour. The theme of this year's tour is Come See What's New in Old Hyde Park. All of the featured homes are owned by new neighbors. They prove that Hyde Park hasn't lost her charm. Hyde Park is getting better as well as older. Everyday of the week it provides one of the richest and most diverse pedestrian environments in Austin.

Having you here is a vital part in the process of continuing revitalization. We want to showcase the positive aspects of central city living in historic districts. Your presence shows your support of this effort.

Enjoy your afternoon strolling up and down the Avenues, visiting homes, and savoring the music and refreshments. We're glad you're here.



**1990 Hyde Park Homes Tour Committee**

*Angero Holt, Chairperson*  
*Judy Cole, Refreshments*  
*Susan Kirk, Volunteers*  
*Avis Davis, Publicity*  
*Lisa Barlow, Music*  
*Peggy Stuart, Home Recruiting*  
*Josephine Casey, Treasurer*

**Tour Booklet**

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*John Kerr & Terri Myers, Research/Writing*  
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*James Allman*  
James Allman, President  
Hyde Park Neighborhood Association

We would also like to thank, Mr. Eugene Cuny for providing lawn service to owners of the homes on this year's tour, Jack Taylor of Priority Copy for printing the notecards, the musicians who donated their talents for our enjoyment, all the owners who volunteered their homes, the neighbors who gave us their time to work on the tour, and Wanda Penn who lent her assistance, experience, and home to the committee for meetings, the volunteer party and on the day of the tour.

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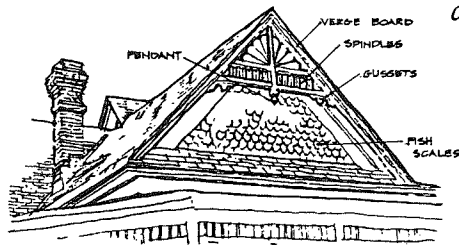
*"See Newly Completed Exterior at  
Woodburn House, 4401 Avenue D"*

## WELCOME

When Colonel Monroe Shipe first made plans to developed Hyde Park in 1891, he envisioned building a very fine suburban neighborhood and advertised it as being "the most beautiful and healthful spot in Austin" and stating that "No city west of Boston can boast of finer drives than are now in Hyde Park addition." The first houses in the new addition were the larger two-story "Texas Victorian" dwellings usually associated with Hyde Park, but after the turn of the century, political and economic conditions changed and so did consumer tastes in architecture.

Americans lost some of their enchantment with ornate European architectural trends and looked to other sources, including their own classically-influenced colonial architecture, for inspiration. Colonial styles echoed the heritage of the disciplined, dignified and decidedly unfrivolous architectural design of Greek and Roman temples.

Legacies of the trend away from gingerbread-bedecked Queen Anne homes of the late Victorian



era are found throughout Hyde Park in classically-inspired boxes or rowhouses with symmetrical facades and classical columns.

An alternative to both Victorian era architecture and classically inspired houses, was the smaller, practical bungalow with its many variations. Charles V. Boyd, in his 1919 book, *American Bungalow*, claimed that "the bungalow (was), of all American home types, the most truly nationalistic." Ironically, the house had its prototype in Colonial India where the overarching, low-pitched roof of the house sheltered a deep veranda allowing for maximum shade and ventilation in response to the hot Indian climate. It is no wonder that the style became popular in this part of Texas.

The American bungalow seized the imaginations of designers and the house-buying public alike. Regional variations on the general theme of a one story cottage with a wide, low-pitched sheltering roof and a front porch leading to the outdoors sprang up all over the country between 1910 and 1930. The majority of Hyde Park homes, while sporting a wide range of stylistic variations, come under the umbrella definition of Bungalow.

Another early twentieth century design trend was the Arts and Crafts movement. It was devoted almost exclusively to

## NOTECARDS

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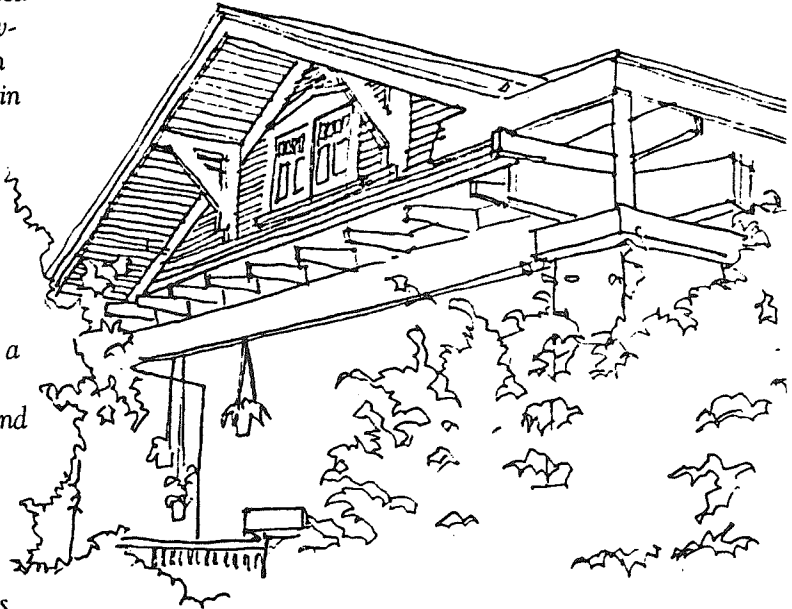
## WELCOME

the architecture of the family home and to an underlying philosophy that an individual's home should be one of his own creation: investing his labor and talents to the task of securing a healthy and balanced home environment by building the home himself. This was, after all, the 'Progressive Era' when optimistic reformers believed that all our social ills could be cured with proper planning, the application of scientific methods, and good old American know-how. Craftsman elements and detailing can be found in classically inspired homes as well as in bungalows built in the early years of this century.

**T**he ideals of that heady time carried over into all aspects of American life, including the family home, and the bungalow embodied part of their philosophy. According to Clifford Clark Jr., writing in *The American Home*, the Progressives replaced "... earlier romantic theories of design, (with) a powerful minimalist aesthetic, most fully expressed the new bungalow designs that stressed simplicity of form and compactness of layout." New ideals for families were reflected in the new designs for housing: informality, congeniality, and efficiency.

The minimalist theories fit in well with the need to cut costs, too. In the first decades of the century, homes

were being equipped with the latest technologies like indoor plumbing and electric wiring. Such amenities added 25-40% to the cost of an average home. This meant that single-family dwellings had to be much smaller in size than the Victorian houses built a few decades earlier, if they were to remain accessible to middle-class buyers.

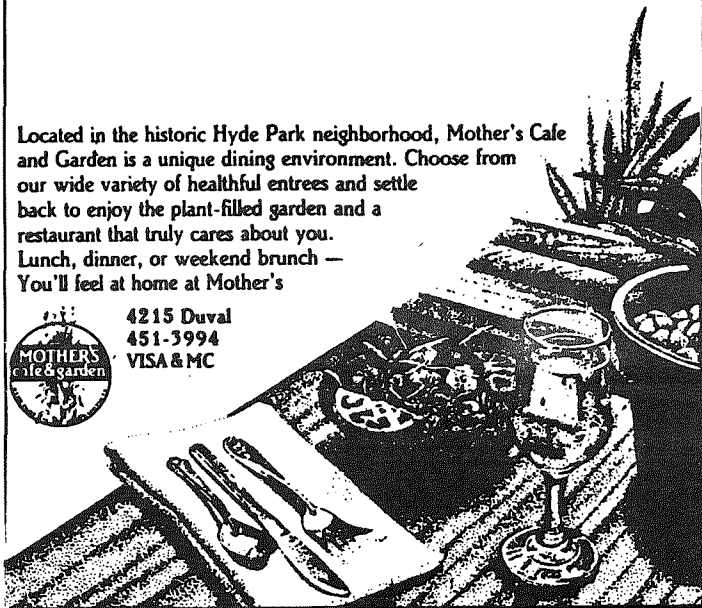


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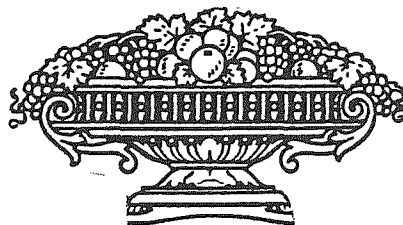
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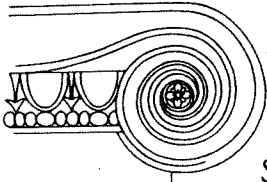


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## WELCOME



In increasing the size, though, architects of the Progressive era gave much thought to a simplified design and standardized layout.

Space-saving features included built-in conveniences such as bookcases, dinettes, window seats and buffets which reduced the need for furniture. Designers insisted that the new styles were not only more convenient but more 'natural', allowing traffic to flow from one room to the next in a circular pattern unimpeded by unnecessary furniture or unused rooms.

**T**he introduction of the modern home in Hyde Park represented a radical departure from Victorian attitudes about the home as an expression of art, individualistic design and the status of the owner. Modern homes stressed coziness, comfort, function and economy in an environment that was valued as a means for enjoying and improving life. An appreciation of the healthful benefits of the outdoors was also part of the Progressive ideal. F. W. Burrows, in his article "Go—Be a Camper", extolled the benefits of the new housing styles. He urged people to "build yourself a bungalow or cottage. Bring nature up to your very threshold and across it, and learn each day a new lesson in the joy of the world and the freedom of life."

The philosophies of the Progressives really don't seem all that remote to those who choose to live in Hyde Park today. The patterns that were developed in the planning of the neighborhood make Hyde Park a people-friendly place to live. The uniform set-back of the houses from the tree-shaded streets helps to define a sheltered sense of space. Because the houses have front porches and entries, Hyde Park residents tend to spend more time in their front yards. They get to know their neighbors who are on their porches, too, or out strolling on the sidewalks beneath the mature tree canopy overhead. Hyde Park is a real neighborhood—in the traditional sense of the word, meeting needs sorely lacking in today's world. What a concept!

**A**ll of the houses featured on this year's tour belong to families who are fairly recent arrivals in the neighborhood—proof that Hyde Park has an appeal that transcends time and the vagaries of fashion. In fact, two of the homes on the tour are brand new homes. Hyde Park is a special neighborhood of eclectic architectural styles, from the flamboyant Texas Victorians to the efficient yet charming early twentieth century bungalows and cottages, each of which contribute to the overall ambiance of our neighborhood and home.



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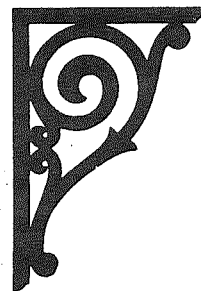
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*“I’ve always wanted an older home. Hyde Park reminds me of the Houston Heights neighborhood, that I’ve admired for years.*

—Sandra Yeager

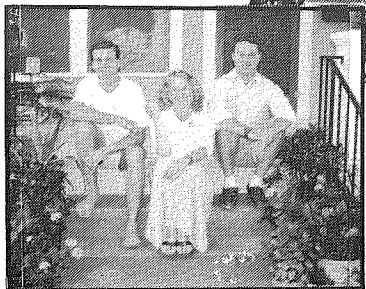
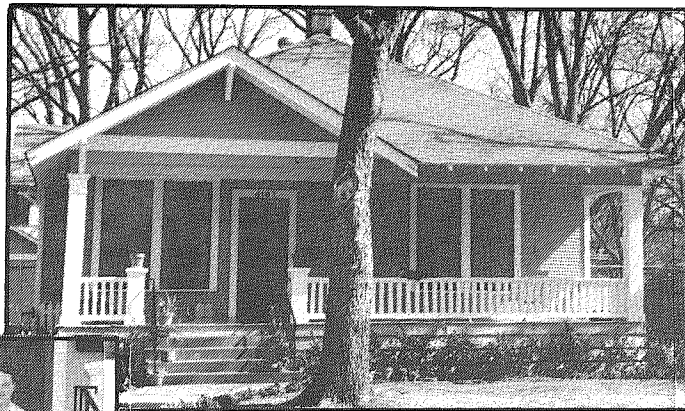


photo by Eric Robertson

**T**he Yeager family became the fifth owners of the home in 1989. Little structural work was needed, but the house was re-roofed, the exterior repainted in period colors, and interior paint and wallpaper were applied. The

Yeagers learned to use patterns that masked the imperfections of the walls, a frequent condition in older Hyde Park homes.

The rich stained molding, ten-foot ceilings, the fireplace mantle, adjacent leaded glass book-cases and dining room sideboard are all original and are characteristic of Arts and Crafts elements of this period. The furnishings and accessories are predominantly Yeager family heirlooms mixed with antiques collected over the years. The coffee table in the living room is actually an antique bidet.

page sponsored by Ann Wallace

## THE YEAGER HOUSE, C. 1921 4107 Avenue F

**I**n 1914, J. W. Caller and his wife, Grace bought three 25-foot lots in Hyde Park from Monroe Shipe for \$600. Seven years later, for \$450, they bought all the materials necessary to build this house, and construction began with Mr. Caller, a carpenter, doing most of the work himself.

During construction, the Callers and their three children lived in the tiny garage which still stands. One of the children, J. W. Jr., recalls that during this time, the children contracted scarlet fever and city health officials fastened a large red Quarantine banner on the door.

The house itself was built from a popular pattern in the 1914 Ye Planry catalog. The catalog describes this house as a “charming cottage” but the triangle knee braces under the eaves, exposed rafter ends, paired windows and squared wood balustrade are all elements of the bungalow, an extremely popular early 20th century style.

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Extra tomato, cheese, avocado (each) .....	\$ .50
Side order of guacamole .....	\$1.50

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*All dinners served with Spanish rice, pinto beans and tortillas*

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<b>Vegetarian Taco Plate</b> .....	\$3.90
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**THE MARBLE HOUSE, C. 1908**  
4112 Avenue F

**T**he changes made by the Marbles add to the eclectic appearance of the house, built at a time when the late Victorian era Queen Anne styles were waning in popularity but the bungalow craze had not yet come into its own.

The Marble House, as originally built, incorporated elements of both older and newer architectural design, including classical and bungalow features. The squared Doric colonnade is a classical hallmark; the hipped, overarching roof is an early bungalow trait; and the wrap porch and bay window harken back to earlier Victorian trends. The different elements, including the remodeling done by the Marbles, make the house a true representative of a Transitional Style.

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*"The house seemed like home before we moved in—an old home with character. Hyde Park has an environment that is positive for children; they can walk down to Fresh Plus for ice cream, or to Shipe Park for swimming."*  
—Stephen Marble



photo by Eric Robertson

**I**n February, 1989, the house at 4112 Avenue F was beginning to fade. Abandoned in the middle of an ambitious remodeling, the house had bare wires hanging from the attic. There were only two lights and one faucet still functional. Stephen and Sasha Marble had walked through the house several times and had driven slowly by repeatedly, drawn by its street appeal and location in the heart of Hyde Park. It had tremendous potential, but the amount of work needed was intimidating. Greg Free, a local designer and historic preservationist, reassured them the house was worth the effort, and a major project was begun in early July.

Stripped of multiple layers of add-ons, the rear of the house acquired a new family room and staircase. The dining room was restored, three bathrooms were added and the porthole in the master bedroom, once covered, became a design element repeated in each dormer. The roof ridge was doubled in length, centering the 42nd Street elevation on the north dormer, and a back porch designed to imitate the front porch wrap.

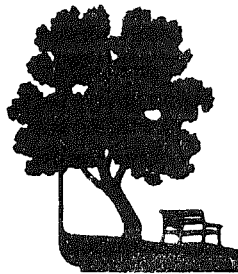
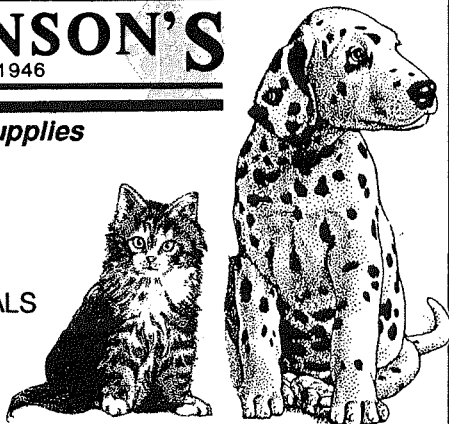
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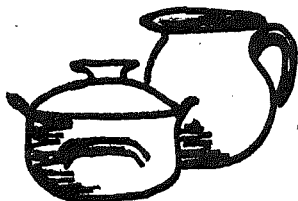
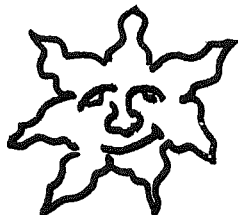
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## REFRESHMENTS

Stop for a cool drink and a rest along the tour in the tree-shaded yard of the home of the Nokes family, the historic Bell/Smith House at 4200 Avenue F. The refreshment stand is being run by volunteers of the Hyde Park Neighborhood Association.

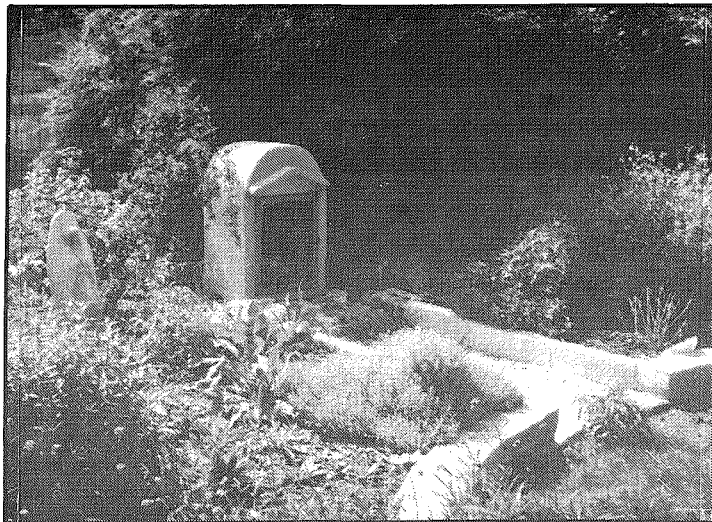
Homes Tour T-shirts are available for sale. We have several styles to choose from including some classics from previous years. This year's T-shirts are \$8.<sup>00</sup>. Look for bargains on other years' styles.

Notecards featuring historic Hyde Park homes can also be purchased at the refreshment stands and at the ticket table.

All proceeds from the sale of food, T-shirts and notecards will benefit the Neighborhood Association's projects.

Please take time also, to enjoy the music being provided along the tour by several fine performers who have contributed their talents for your entertainment this afternoon.

We're glad you are here. Enjoy the rest of the tour!



## THE NOKES GARDEN 4200 Avenue F

This garden is a reflection of the work that Jill Nokes has been engaged in for over 12 years. The perennial garden uses native plants almost exclusively and you can find something blooming nearly year-round. Many symbolic features are incorporated in the design. The circle-within-a-square shape of the garden is based on a Navaho sun sign. Four paths lead to special areas of the garden. Jill also has an interest in home altars and shrines. The small shrine you find in the garden was designed and built by a local craftsman. People stop by often to enjoy the peaceful setting and sometime place little offerings at the shrine.

Jill's book is entitled, *How to Grow Native Plants of Texas and the Southwest*, and is published by Texas Monthly Press.

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3

*"A garden like this one is not difficult to grow. Anyone can enjoy blooming flowers like these year after year."*

*—Jill Nokes*



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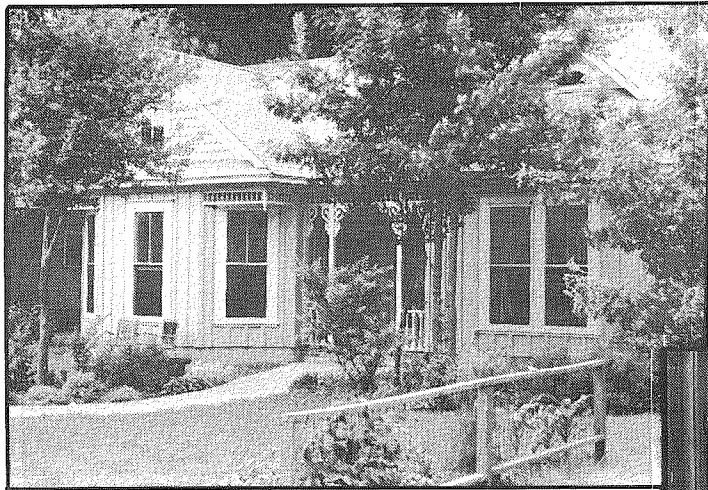
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**Austin, Texas 78751  
(512) 454-8829**



## THE SMITH HOUSE, NEW, 1983

4208 Avenue G



The Smith House gives a whole new meaning to the word eclectic. Combining architectural features of Early Texas, Santa Fe and Southwestern styles, the two bedroom home exemplifies a bold approach to creating a personal living space, that incorporates a variety of thematic elements.

page sponsored by Barbara Gibson, P.C., Attorney at Law

This home was built in 1983 by its first occupant, Judy Sanders, and purchased by the Smith family in 1985. For Joan Smith, the move was a return to the Hyde Park neighborhood of her adolescence, an area which had changed little in the intervening years.

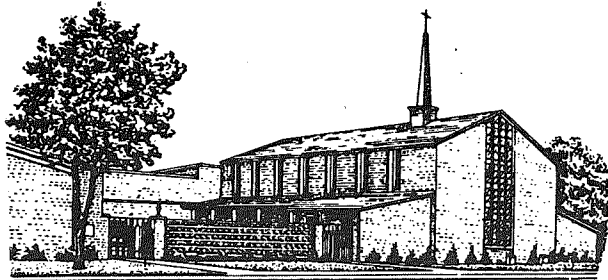
Although a relatively new home for the area, the Smith House provides few clues to its relative youth. In size and scale with the neighborhood, many of its details echo characteristics of earlier homes, including its spindle frieze spandrel, hansom front door, etched glass windows, painted concrete floor and all-cedar guest bathroom.

These features are playfully interspersed with modern amenities such as a hot tub—probably the first in Hyde Park—and covered patio. The combination of elements creates living areas that are unique, yet familiar, with an uncomplicated melding of ideas and materials from the past and present.



“This is an ideal home for entertaining or for simply spending quiet family times. It is adaptable to changes in seasons and decorating fashion, but I believe it is a residence that will age beautifully with the timeless Hyde Park neighborhood.”

—Joan Smith



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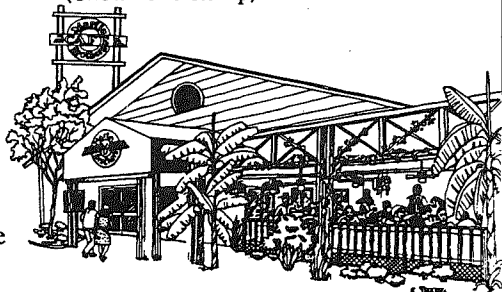
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*"Steve is a runner. To be able to go out the front door and jog down wide, tree-shaded streets is really a luxury. It's kind of like a step back in time."*

*—Sandra Perry*



**THE PERRY HOUSE, C. 1909**  
4102 Avenue G

Of all the houses on the tour, the Perry House most resembles a Victorian cottage. The asymmetrical massing and "fish scale" shingles in the projecting front gable are hallmarks of Queen Anne Victorian cottages of the turn-of-the-century. The entry, with its lovely sidelights and transom centered beneath the dormer, gives this charming cottage a more restrained appearance than its flamboyant cousins.

The interior has several notable features. An inverted street lamp lights the central hall. The nearby wardrobe is a re-finished Hill Country antique. The gas light fixtures in the master bedroom and study, now converted to electricity, were ordered from a 1905 Sears & Roebuck catalogue.

**S**teve and Sandra Perry and their son, Andrew, bought their Queen Anne cottage, in November 1988, and moved in the following May. No structural changes were made to the front of the house, but all the surfaces were redone, including refinishing the long-leaf pine floors. The completely remodeled kitchen is smaller than the original 16' x 16' room, with added utility rooms and larger closets.

The one feature the Perrys are not happy with is the brick siding, added in the 1940s and virtually unattached to the house. Patching and painting it will be a future project.

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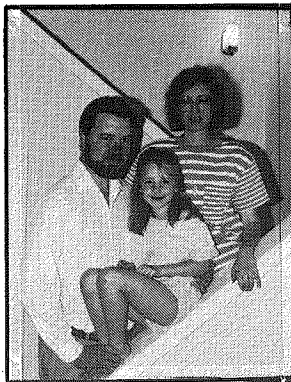
4500 Duval  
Austin, Texas 78751  
453-1932

**C**ecil and Linda Pennington, with their daughter Jennifer, moved to Hyde Park in March of this year, following a year of planning and remodeling. They are the second owners of the house, formerly occupied by the Dean family since the 1920s. Extensive remodeling included a new foundation, a livable second story, and a new roof. A dark hall bisecting the house was converted to closets, a powder room and pantry space. The casual airiness created by large sets of windows in the living and dining room extends to the back of the house to create an open kitchen/family suite.

The Pennington's wanted to keep the 1920's charm of the home while adding modern conveniences. They retained original doors and hardware, stairway lamps, and beadboard ceilings in the kitchen. Architects Robert James and Peter Pfeiffer added their ideas for efficient energy and space planning, and style details, to those of the family, all of which were executed by Vine Contracting.

*To protect the white carpeting in the house, tourgoers are asked to remove their shoes before entering.*

*page sponsored by Jack and Jill Nokes*



*"Hyde Park is a small town in the middle of the city."*

*—Linda Pennington*

6



## THE PENNINGTON HOUSE, c. 1922 4011 Avenue G

**T**his house is the quintessential bungalow—a style patterned after cottages in British Colonial India noted for an overarching roof (for shade), extensive porches and many windows for cross ventilation in hot Indian weather. The philosophy goes well here in Texas and this house is a fine example with its massive roof and paired ribbon windows. The triangle knee braces and tapered porch posts are hallmarks of the bungalow style. These elements along with the charming jerkin-head (clipped) gable ends on the main roof, porch and dormers form a particularly Texan theme found throughout Hyde Park.

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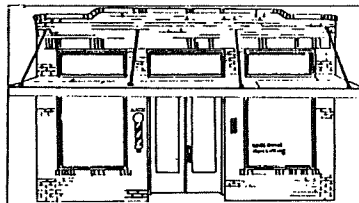
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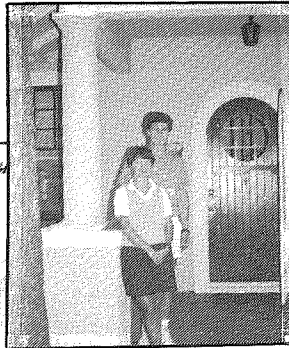
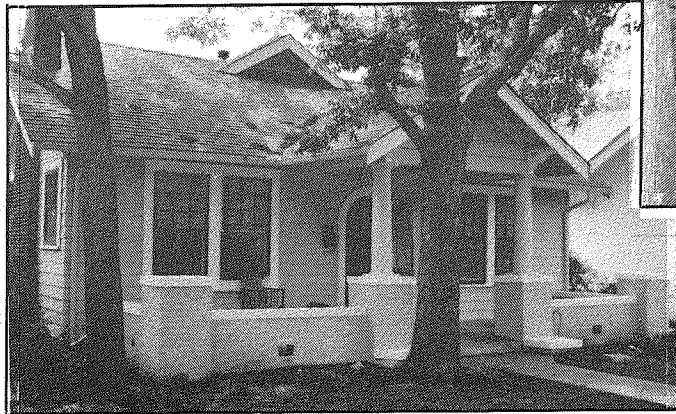
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*"There's such a great feeling in Hyde Park. It's a great central city neighborhood in the best sense: you know your neighbors and you can walk anywhere."*

—Ned Harris



Photos by Eric Robertson

**T**his house is an outstanding example of how a large space can be created in a small bungalow. Graduate students Ned Harris and Edith Meacham found the original front room wall removed when they bought the house in 1989. With the help of designer Paul Lamb, they extended the living-dining room by removing a breakfast nook. They added recessed lighting and ceiling fans, and completely remodeled the kitchen.

Other improvements included leveling the foundation, ripping out old carpeting and linoleum and refinishing the floors, replacing all the wiring, sweeping the chimney and adding a back deck. A pull-down stair to the attic was installed to replace a knotted rope that the previous owner had used to make the ascent.

## THE MEACHAM-HARRIS HOUSE, c. 1926

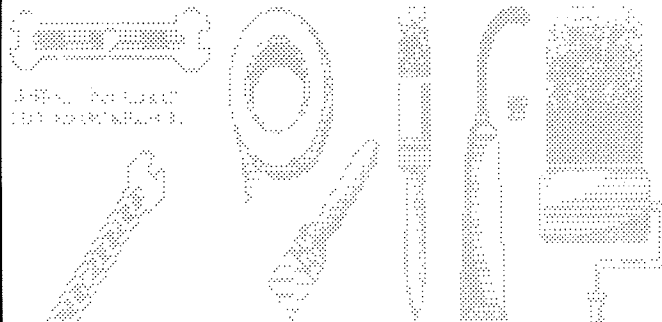
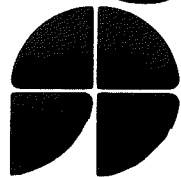
4115 Avenue H

The popularity of the American bungalow was at its height when the Meacham-Harris House was built in 1926. Its design employs several typical bungalow features, such as paired windows and knee braces under the eaves, but the focus of the house is its elegant, almost classical, entry and arched doorway. It may well have been built from a kit like Sears and Roebuck company marketed with the following description: "To the folks who like a touch of individuality with good taste. . . Seldom do you find a more inviting front porch, its hood supported by graceful columns and entrance than we provide for this house."



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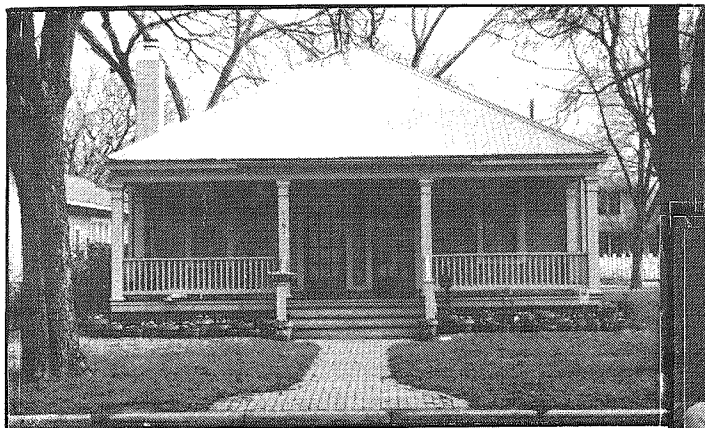
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# THE ELTZROTH/GRISWOLD HOUSE, C. 1910

4101 Avenue H

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**T**he Eltzroth/Griswold House has undergone several changes since it was built sometime between 1910 and 1916. It originally faced 41st. Street and was recently turned to face Avenue H. Its front porch has been altered from just a small stoop to a deep, full portico spanning the entire front facade which gives it a distinctly classical appearance. The wooden pilasters against the house echo the squared porch posts in fine detail.

This Classical Rowhouse shows restraint from the giddy days of Victorian embellishment in a more dignified, symmetrical design, exemplified by its Greek-influenced colonnade and pyramidal roof form.

*“Hyde Park is serene and quiet and has the kind of tradition and dignity that’s lacking in newer neighborhoods.”*

—Sam Griswold

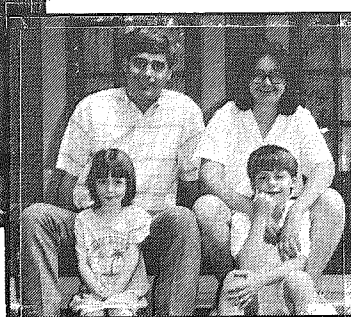


Photo by Eric Robertson

**P**atricia Eltzroth Griswold and Sam Griswold’s lives have centered around Central Austin since they were students at UT. They always wanted to live in an old house with a front porch and to be associated with folks working to preserve Austin’s heritage. They found that kind of environment in Hyde Park.

Sam recounted that several weeks ago he and Patty were sitting on the front porch when a group of cyclists came by. Riding under the full tree canopy, one remarked, “Gosh, this is like riding through a park”. Sam said the rider expressed exactly the way they feel about Hyde Park.

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## THE WOFFORD HOUSE, NEW - 1989 4015 Avenue H

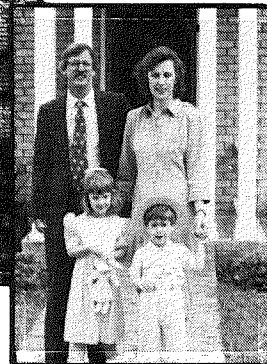
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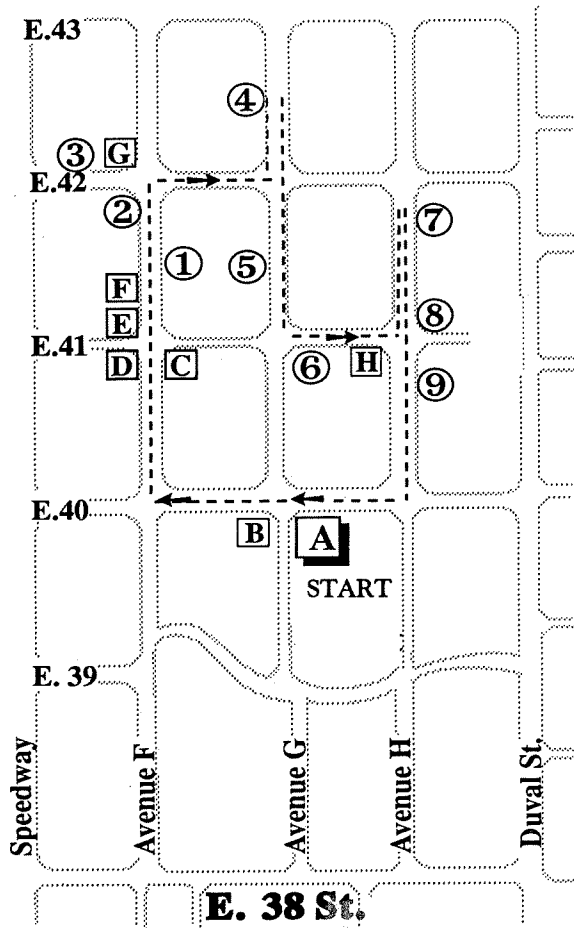
**A**bout a year ago, Marvin and Melinda Wofford were visiting Sam Griswold in Hyde Park. They were thinking of moving from their home in Delwood II, and were resisting less expensive homes to the north and south because they didn't like commuting. Sam suggested they buy a lot from his neighbor Scott Trull and build. Scott was in his front yard at the time, and negotiations began on the spot.

The five bedroom, three bath structure, with front and back staircases, is loosely inspired by a centuries-old house Marvin's brother owns in England, an early Texas farmhouse in Fredericksburg, and twin historic homes in downtown Austin. The front door was custom made in Frederickburg, where the couple has a small bed and breakfast farmhouse.

In creating the 2-story L-shaped floor-plan, major influences included the four large pecan trees on the lot, the three age groups in the family (parents, preschoolers, teenager), and a desire for the house to be in harmony with the neighborhood. An old cafe clock and other sentimentally valued antiques and objects were provided special places in the plans.

The owners hope someday to have a bed and breakfast service in their new home. Meanwhile they plan to enjoy living in a neighborhood that "feels a little like Austin did in the 50's."





○ HOMES FEATURED ON THE 1990 TOUR

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2. THE MARBLE HOUSE, 4112 Ave. F
3. THE NOKES GARDEN, 4200 Ave. F  
(REFRESHMENT STOP)
4. THE SMITH HOUSE, 4208 Ave. G
5. THE PERRY HOUSE, 4102 Ave. G
6. THE PENNINGTON HOUSE, 4011 Ave. G
7. THE MEACHAM/HARRIS HOUSE, 4115 Ave. H
8. The GRISWOLD HOUSE, 4101 Ave. H
9. The WOFFORD HOUSE, 4015 Ave. H

□ HISTORIC HOMES ALONG THE WAY

- A. Page-Gilbert House, 3913 Ave. G
- B. Covert House, 3912 Ave. G
- C. McKnight/Wende House, 4013 Ave. F
- D. Sauter/Alley House, 4012 Ave. F
- E. Holland/Klippel House, 4100 Ave. F
- F. Weisinger/White House, 4104 Ave. F
- G. Bell-Smith House, 4200 Ave. F
- H. Zimmerli/Rosenquist House, 4014 Ave. H