


***1993 Hyde Park
Historic Homes Tour
Austin, Texas***

To all our friends and neighbors,

Welcome to the 1993 Hyde Park Homes Tour. The theme of this year's tour is New Faces in Old Places. All of our homes but two are owned by new neighbors. One has been moved in to the neighborhood to occupy one of our prominent corner lots. This proves that Hyde Park's charm is still enticing new residents. We are also rewarded by the fact that these new residents have stepped forward so quickly along with two pillars of the neighborhood association to participate in this most important event. This homes tour is now in its 17th year and has become a traditional event for us and the whole city.

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

Enjoy the afternoon riding the trolleys and strolling up and down the Avenues, visiting homes, shopping at the Arts and Crafts Fair, and savoring the music and refreshments. We're glad you are here.

A handwritten signature in cursive script that reads "Alan Marburger". The signature is written in dark ink and is positioned above the printed name.

Alan Marburger, President

Hyde Park Neighborhood Association

About Hyde Park and HPNA

One of Austin's first suburbs, Hyde Park was developed as a trolley car community by Colonel Monroe Shipe in 1981. The boundaries of Hyde Park run from Guadalupe to Duval between 38th and 47th Streets and from the Intermural Fields to Red River between 45th and 51st Streets. Within Hyde Park are two districts listed on the National Register of Historic Places. These districts include over 300 historically significant structures. There are also numerous structures that have been zoned historic by the City of Austin.

Today Hyde Park is an island of turn-of-the-century residential styles in the middle of one of the fastest growing cities in the country. More than architecture, Hyde Park preserves patterns of daily life that are all but extinct in our fast-paced society. Traditional locally owned small stores such as the Avenue B Grocery, corner gar-

dens, front porches designed for sitting, and narrow, tree-shaded streets encourage Hyde Park's foot traffic and sense of community.

Twenty years ago the pressures of Austin's growth and urban change spurred formation of the Hyde Park Neighborhood Association. HPNA has been part of many changes in the area from defining development regulations to cleaning and repairing alleys, building a playscape for Shipe Park, initiating community safety programs and published a monthly newspaper, the Pecan Press.

HPNA uses funds from the tour to sponsor events for the community throughout the year. Recent projects included a tour and reception for the Texas Historic Preservation Conference and funding children's activities at the Elisabet Ney Museum.

Page-Gilbert House

1893



3913 Avenue G, Shadowlawn, Hyde Park

Construction began on this house 100 years ago last March. It takes its name from two previous owners; the designer and builder, Christopher H.

Page who came from England in the 1880's to work as chief stone mason on the State Capitol and John Gilbert and his wife who purchased the house in 1933. Mr. Gilbert died in 1947 and his widow sold the property to the current owners, Gary and Wanda Penn, in 1977. The only other family to live in the house for any length of time were Wade and Clara Border who lived here from 1904 until 1933. They were the most interesting.

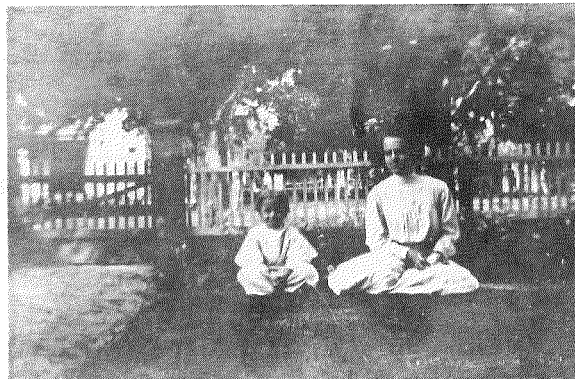
Listed below are excerpts from a letter which talk about the house as it looked when the Borders lived here. The information comes from Clara Louise, the younger of 2 daughters.

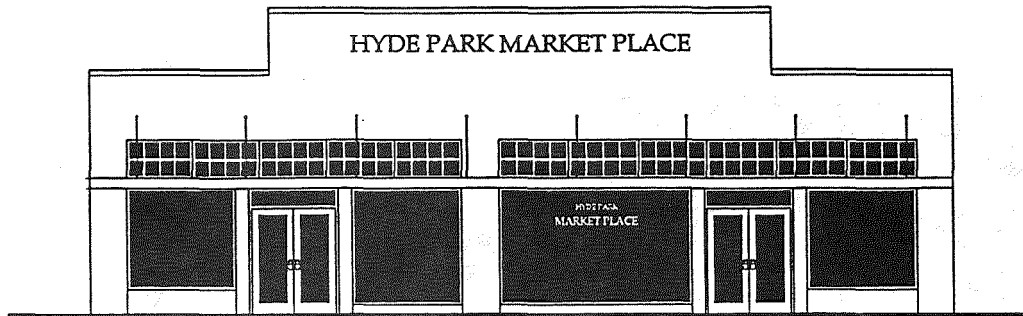
...the living room featured an ornate fireplace made of blue-green tile. On the east wall was an upright piano and rather fragile music rack with a flat top and ornate curlicues, round legs and brass trimmings. On the south wall was a small bookcase. The remaining furnishings consisted of 3 or 4 chairs and a table in the center of the room...

...on the north wall of the dining room was a window, a reclining chair used by Papa and a narrow wooden fireplace with stone carvings of birds and leaves that rose to the ceiling. On the west wall was a sideboard. In the center of the room was a large table with 6 chairs. The walls were of white plaster...

...on the north side of the kitchen was a window under which there was a work table. To the right of the table was a kerosene stove which operated with wicks like a lamp. Papa later installed a gas stove with an oven high above it. The west wall had a Hoover cabinet to the right of the door to the dining room. There were 2 doors on the south side, one leading to the hall and one to the pantry which had a dirt floor and shelves all the way to the ceiling. Preserves and pots and pans were kept on the shelves as well as china and fruit. The east wall had a sink with running water and a door that led to the 2-story back porch which was as wide as the house. A few old chairs and a bench were kept on it. The second floor had a railing..

...there was a picket fence around the front of the house and a pavilion across the street where people waited for the streetcar. There was a barn and cistern in the back yard and a vegetable garden on the south side. We often found golf balls in the yard from the golf course across Duval Street..





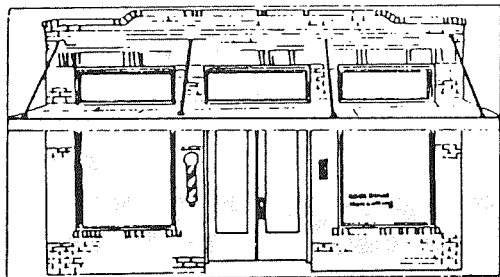
4101 GUADALUPE STREET

"a collection of fine shops"

* * * Opening Summer 1993 * * *

Pat Crowe Realtor, Leasing Agent
454-1711

a project of
McGraw Marburger & Associates



4001 Duval Hair Salon

4001 Duval St

Tuesday-Saturday

451-4034

We Sell: Redken • Paul Mitchell • Goldwell • Zoto • R.K.

✂ Haircuts for men and women

✂ Perms

✂ Haircolor

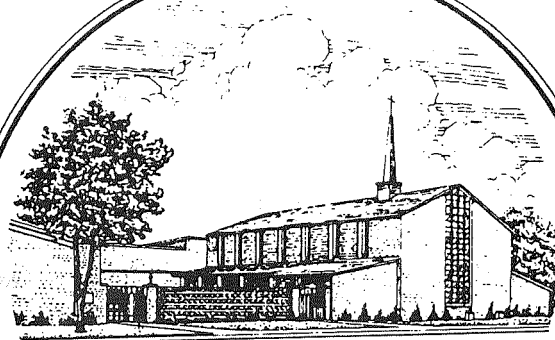
✂ Highlighting

EASTSIDE

Cafe

2113 Manor Rd.
Austin, TX 78722

476-5858



Hyde Park United Methodist Church

Please Come Worship With Us

Sunday School 9:30 a.m.

Worship Service 10:50 a.m.

Kid's Day Out
Mon. & Wed. 9am-2pm
U.M.Y.F. Sun. 6-8

4001 SPEEDWAY

Our Vision is Radical Inclusiveness



Lind-Cloninger House *1938*



3802 Avenue H, Shadowlawn, Hyde Park

This house was the last of three homes built by Walter Lind for various family members. Its outside appearance is one of a small cottage, how-

ever, it was quite spacious when it was built, having 1,580 square feet of space and a 2-car brick garage. For many years few changes were made to the structure.

Jim and Jan Cloninger began work on the house in August 1992. They added a second floor, increasing the total square footage to 2,300. Walls, closets and halls were moved, rooms opened up and great care taken not to destroy the personality of the house.

Even discounting the new addition, the house is much larger than it appears on the outside. The living room has both a seating area and a piano, however, the fireplace on the inside is not where the chimney is on the outside.

Oversized ceiling molding (originally from a bank), a wide arch and the use of color allow the dining room to share space with the living room and give it the appearance of being much larger than its actual footage.

The rear portion of the house changed the most during remodeling. An excellent job was done of turning what had been a hall, closets and small, nondescript kitchen into a cohesive unit, again with the help of color and detailing.

A staircase to the upper level was added along with a public opening to the den which originally could only be reached from the master bedroom. Bead-board paneling and a second arch unify the area and give it a feeling of age. It is impossible to determine which cabinets are original and which are new; where the old tile stops and the new begins. What had been solid cabinet walls dividing the breakfast nook from the kitchen were paneled with glass to provide more light. Antiques, many recent additions and some, like the kitchen utensils on the wall going upstairs which are family pieces, were used throughout the downstairs to re-enforce the '30's feel of the house.

The character of the house changes as you reach the second floor. The focus here is on utilizing space. There is a book nook, lounge, full bath, two

bedrooms and a walk-in closet. The rooms are angular, modern, and take their personality from the younger generation occupying them.

Downstairs again, the study seems a natural transition from the kitchen. The colors are continued here as is the oversized ceiling molding. The ceiling is the original shiplap used in the construction of most older houses. Left uncovered and unpainted, it adds depth and compliments the furnishing and antiques.

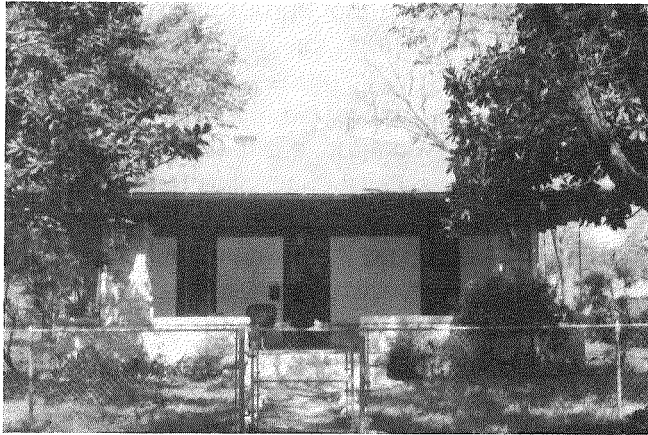
A door leads to a hall through the center of the house. It opens into the two original bedrooms, a bath and the living area. While small, the rooms have been decorated in keeping with the rest of the house to make a very pleasing whole.



Next stop is the fair
at the Ney Museum

McKesson House

1907



4300 Avenue F, Hyde Park

This house is an unusual example of vernacular architecture. As you approach the house, thick stone and brick walls (the brick is red under the

paint) combined with heavy trim and a deep front porch give the feeling that you are entering a dark, quiet, peaceful place.

Immediately your foot touches the first step, you begin to see the entire house as set of contradictions and you begin to question what changes have been made over the years. At first it appears very symmetrical, but the spacing between the windows on the front porch differs just a little, and windows and doors keep changing throughout the house. Light floods each room of a house that looks so dark on the outside.

There are two living areas, each with its own fireplace. Why two, and why are the fireplaces in the same position and yet so different from each other? The wide central hall should go from the front door directly to a back door, but the back door is missing, or is it?

The house is covered with wonderful trim from the room divider to the fireplace and ceiling treatments, but where did the curves and paneling

on the fireplace to the left come from and what does the stucco on the fireplace to the right hide?

The bedroom on the left appears untouched, but wouldn't the bath originally have had a door to the hall. Are the French doors to the dining room original?

The back bedroom has several extra corners, one from a closet now turned laundry nook and one from a second bath. The kitchen counter matches the floor in both baths. What is original and what is not? The small bath appears to have been added, and the back hall door is still there. Did the trim on the door to the small bath originally belong to the hall door to the large bath? The only known clue is a single tile on the kitchen counter with the date 1947 etched in its surface.

Walk across the back yard to the garage. Was it built from the stone wall that used to surround the yard? What are the hooks and handles embedded in the wall for? Was this originally a garage or was it part living quarters for a worker?

The current owners have only lived in the home since October of 1992, and have many plans for both the structure and the yard. They began to leave their mark on the structure the moment they arrived with a houseful of antiques from the teens, furniture that looks as though it has always belonged in the house. Neighbors eagerly await a time when the fence is replaced by a wall similar to the original one and the yard has been transformed into a Japanese garden as planned.



Woodburn House Bed & Breakfast



Experience the charm of this
Austin landmark in historic Hyde Park.

Lovely rooms with private baths.
Consider a weekend getaway for yourself,
convenient lodging for your visitors,
or a unique gift.

Personalized gift certificates can be provided.

Herb Dickson and Sandra Villalaz-Dickson
owners and resident innkeepers

4401 Avenue D
(512) 458-4335

Member, Historic Hotel Association of Texas

PROPRIETORS
Patricia Mares
Luke Zimmermann
(Off.) 477-2529

*Serving All Natural
Texas Brisket*

Catering
Dine In
Take Out
Delivery

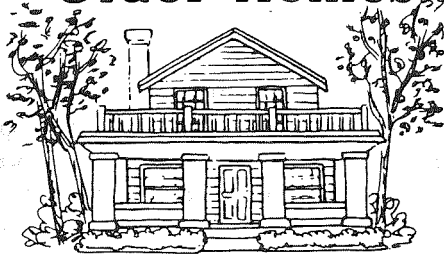
Open 'till 4am Every
Friday & Saturday
Midnight Sunday-Thursday

512 W. 29th
(29th & Guadalupe)
512-477-1651



RUBY'S B·B·Q

Old Hands at Older Homes



Carapetyan Construction

3810 Duval Street • 458-3858

Remodeling • Renovation
General Repair and Maintenance

Hyde Park Pharmacy

Nursing Home Service
Generic Headquarters
Fax Service and Copy Machine
Free Blood Pressure Check
Professional Consultation on all
Prescriptions

SPEEDY DELIVERY
SERVICING ALL AUSTIN
DISCOUNT PRESCRIPTIONS

In your neighborhood

4017 Guadalupe St.
459-7511

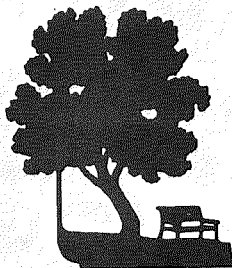
Compliments of:

Duval Cleaners

*We wish you a Happy Father's Day and hope you enjoy
the Hyde Park Homes Tour.*

Come by and see us at

4220 Duval Street in Hyde Park



HOWARD NURSERY

111 Koenig Lane
Austin, Texas

453-3150

THE
HYDE PARK

REALTOR



Sharon Majors
Amelia Bullock Realtors

*Specializing in Hyde Park Area
Real Estate since 1979

*Hyde Park Resident Since 1977



No One Knows Hyde Park Better

Office Phone: 345-2100 Home phone: 458-6810

Halton-Kelley House

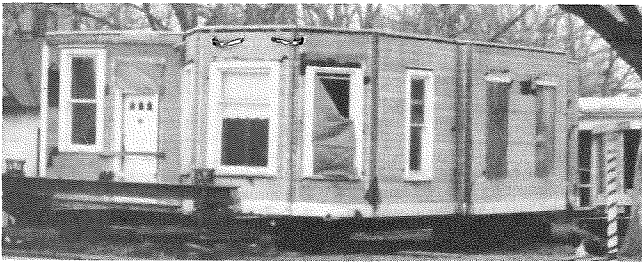
1909 (Round Rock, Tx)



4201 Speedway, Hyde Park

The original porch wrapped around the north side of the house.

There are almost 500 turned posts in the house.



The woodwork in the entry is original and is a variety of 'red' pine that is no longer milled.

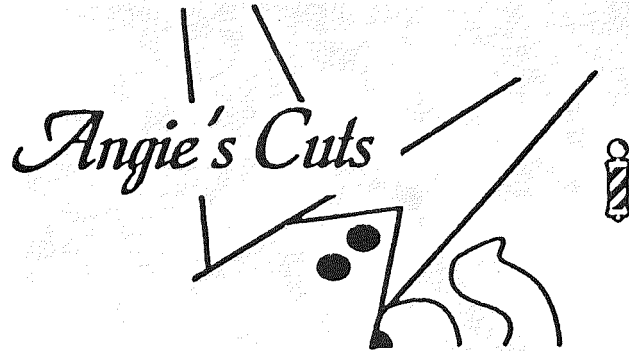


The home formerly located on this lot was torn down to make way for apartments. Approval for a five-unit apartment had been granted when a down-turn in the market in the mid 80's prevented its construction. In 1992 Hyde Park neighbors were overjoyed to learn that Ricci Shanks was relocating a Victorian home from Round Rock, Texas to this corner of our main thoroughfare and we hope to have new neighbors soon. The house is for sale.

512/453-4012

Men - Women - Children

Tue-Fri: 9-6, Sat: 9-5



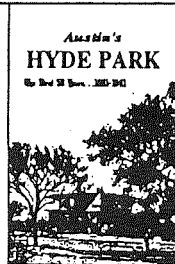
4501 Guadalupe, #103
Austin, Texas 78751

Hyde Park's Own

unique History as told by
those who were there (here) is
available for \$10 at . . .

Avenue B Grocery

4403 Ave. B Austin, Texas 78751 453 - 3921



Celebration
The Earth Magic Store
★ Featuring:
• BOOKS • CRYSTALS •
• CARDS • BEADS • JEWELRY •
• MUSIC • T-SHIRTS • OILS •
• ART • ETC., ETC. •

108 W. 43rd MON SAT 10-6 30
SUN 12 30 5 00 453-6207

DISMUKES

PHARMACIES

43rd & DUVAL ST. AUSTIN, TEX

City Wide Delivery
"One Stop Drug Service"

PHONE 454-9511

DUVAL PHARMACY
"Excellence in Pharmacy Service"

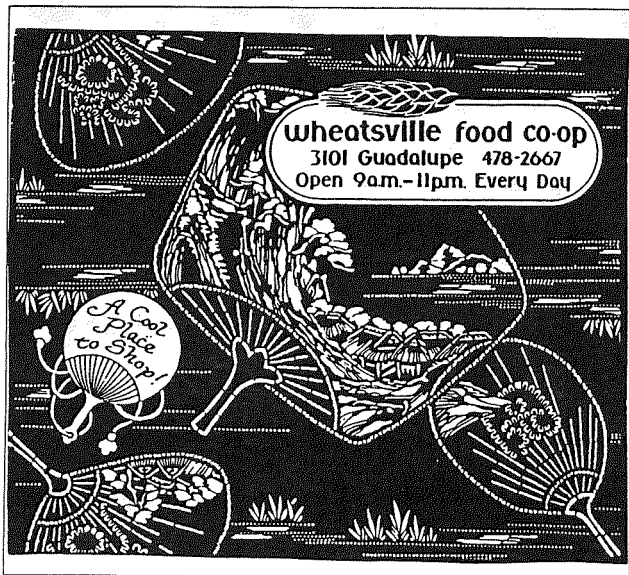
OUR PLEDGE — ★ FIRST IN QUALITY
★ FASTEST IN SERVICE ★ FAIREST IN PRICE

*Mirror
Mirror*

CONTINUING
A TRADITION OF
BRINGING THE BEST
IN HAIR DESIGNS TO THE
MEN & WOMEN OF AUSTIN.

4113 GUADALUPE AUSTIN, TEXAS

452-0574



Chocolate treats for your sweet !

- * Chocolate dipped strawberries every day
- * Chocolate bars with (& without) nuts
- * Chocolate pizzas
- * Chocolate teddy bears
- * 50+ different flavors of chocolate ice cream
- * Chocolate covered popcorn
- * Fresh cream truffles in 5 flavors!
- * Chocolate floppy disk
- * Chocolate cats
- * 1/4lb. through 2lb. chocolate assortments
- * Chocolate typewriters

Hand-dipped chocolates for all occasions

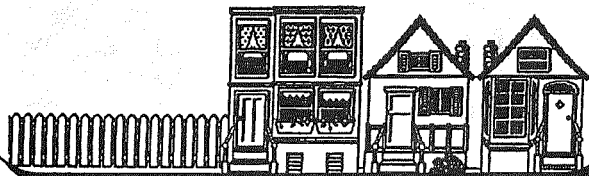
Dr. Chocolate

413 E. 43rd St.

454-0555

Hours 10 'til 10 M - Sat.
Noon 'til 8 Sun

Come in for ice cream after the tour



Walter H. Badger House

1905



4112 Speedway, Hyde Park

Located on a large corner lot, this house advertises the best of life in Hyde Park. Over the years the house has had several owners and as recently

as the 1970's was divided into several apartments. It was restored to a single-family residence in the 1980's and purchased by the current owners in 1992. It is a perfect setting for the antique furniture and china they have collected over the years and is also home to two live cats and seemingly hundreds of ceramic rabbits.

The most notable feature of the house is the amount of woodwork throughout. Although age has given a dark patina to the oak, the entire house has an airy feeling. The layout, the size of the rooms and the generous number of doors and windows combined with the height of the ceilings and the narrowness of the oak floor contribute to this sense of light and space.

The entry and living area are separated by back-to-back fireplaces with ornately carved oak mantles, the one in the living area also serving as home to the first of many clutches of rabbits. The bookcases in the living room are one of few recent additions. They are constructed of wood milled in North Carolina and which is over 100 years old.

Great care was taken to ensure that trim and doors matched the rest of the room.

Pocket doors lead into the dining area. This is another room full of antiques, from the china displayed in the built-in cabinet and on the walls to the table and chairs which were found on a trip to England.

The kitchen, although not overly large, is home to more lovely antique pieces. Look closely at the cabinets; more rabbits. A porch and laundry room, both off the kitchen, complete the first floor.

The narrow "back" or "servant" stairs lead to the second floor and a narrower set of stairs lead to the top floor. The attic space has been converted to a private bedroom and bath for the son of the house. The paneling was taken from servant quarters that used to exist on the back of the lot. When that structure was torn down, the boards were turned and reused here.

The second floor has four rooms and three baths.

To the front of the house are the master bedroom which contains the third fireplace; and a study, both of which open directly onto a screened porch that runs the width of the house. There is also a guest room (the small door was originally a dumb waiter and has been converted into a cedar closet) and a bedroom which belongs to the daughter of the house.

Returning to the ground floor via the grand staircase, gives you a sense of what life was like in a house such as this at the turn of the century



Luecke House

1912



4106 Avenue B, Hyde Park

This bungalow was built just after the turn of the century. While similar in appearance to many found along the Avenues, it has become a charming

blend of traditional and funky.

The first thing you notice as you walk up to the house is the welcoming porch with its white Adirondack furniture. Then you see the bright turquoise room peaking around the corner.

The house has an unusual five-sided entryway which opens into the living area on the right. Both the living room and the dining room have been decorated to emphasize their pleasing proportions and fine wooden floors and to highlight such elements as the antique light fixture and built-in china cabinet.

The walls appear to curve inward toward the ceiling, an illusion created by a combination of moldings and painted surfaces. It is a moment before you notice that while the colors are the same in both rooms, the paint schemes differ.

A door in the dining room leads to the more private part of the house. don't miss the light fixture and the picture of Barton Springs Pool in the hall.

The bath, formerly a very dark room, has been redone to lighten it and make better use of the space. It has 12' walls and an antique metal ceiling. It is not known if this and a similar ceiling in the kitchen are original to the house.

Closets have been added to both bedrooms; trim for the back bedroom closet matches the rest of the house and was found under the house by the current owners.

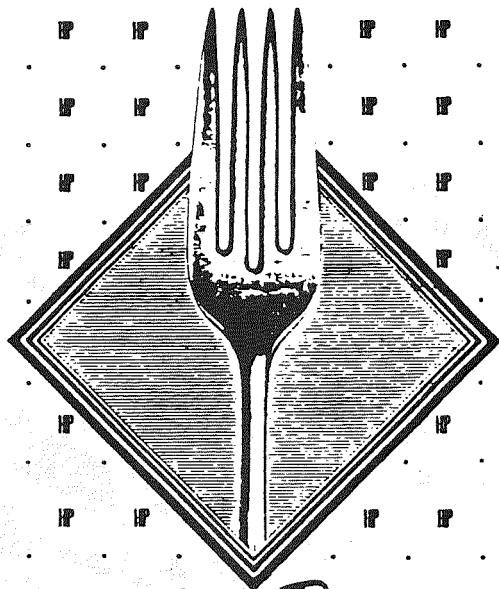
The kitchen has been partially remodeled. New counters and tile flooring blend well with older cabinets to create a comfortable work area. The number of angles and wall treatments here tell of many changes made to this part of the house over the years.

Follow the short hall to the addition on the back of the house and you make an abrupt transition from traditional to funky. Bet you walked right by the heating plant. One rule of old house living is that if you can't hide it you can paint it red and no one will notice it.

The reason this room ended up being such an odd shape was to miss the giant tree just outside the window. For more privacy, the glass wall can be covered on the outside by a sliding barn door.

Work continues on the back yard with additional gardening and a jacuzzi planned in the future. Alan and Elaine Luecke have owned the house since December, 1989.





Hyde Park

BAR & GRILL

4206 DUVAL
Open Everyday

11:15 to Midnight

458-3168



SHOE SERVICE

QUALITY IN AUSTIN SINCE 1933

Boot & Shoe Repair - Birkenstock & Rockport Repair
Orthopedic Corrections

STEVE MARTIN, Owner

500 Park Blvd.
(Corner of Park Blvd. & Duval)

Austin, Texas 78751
(512) 454-8829

HYDE PARK BAKERY

ALL NATURAL BAKED GOODS

SANDWICHES-CROISSANTS
MUFFINS-DANISH-CAKES-COOKIES-SCONES

Open 7:00 a. m. til 6:30 p. m. everyday

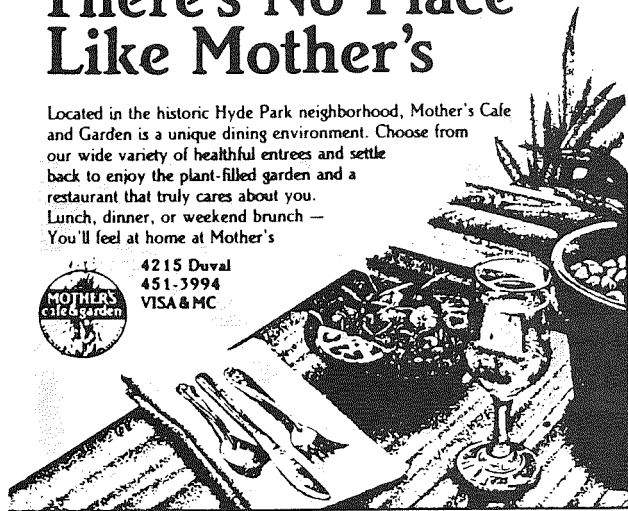
411 E. 43rd St.
459-5411

There's No Place Like Mother's

Located in the historic Hyde Park neighborhood, Mother's Cafe and Garden is a unique dining environment. Choose from our wide variety of healthful entrees and settle back to enjoy the plant-filled garden and a restaurant that truly cares about you. Lunch, dinner, or weekend brunch — You'll feel at home at Mother's



4215 Duval
451-3994
VISA & MC



Patrick

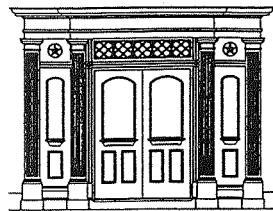
*Landrum
Interior Designer*

Plan
Color
Furnishings

Design Analysis

PO Box 530021
Austin, TX 78753
State Registered'

"Over 30 years of award-winning design"



CLOVIS HEIMSATH ARCHITECTS

605 Brazos, Suite 100, Austin, Texas 78701 (512) 478-1621

McGraw Marburger & Associates

KAREN MCGRAW, AIA
ALAN MARBURGER

MEMBER AMERICAN INSTITUTE OF ARCHITECTS
4315 AVENUE C • AUSTIN, TEXAS 78751 • (512) 459-2261

Murray-Chote House

1915



4106 Avenue F, Hyde Park

This bungalow, like many others in Hyde park, has a long and circular history. W. H. Murray purchased land and a barn that were originally

part of the Weisiger-White property to the south and built the house. It remained a single-family dwelling until sometime after 1924 when it was purchased by E. M. Chote. The Chote family first added the back wing to the house, then converted it into three apartments. At the time Grant and Margot Thomas purchased the property in 1976, it was still being used as a triplex.

Keeping with tradition, they also are leaving their mark on the structure. After first returning it to a single-family residence they have, over the years, added the belvedere above the center of the house, expanded the children's wing and gradually remodeled the interior until today their home is a graceful mixture of demure, well-maintained bungalow outside with an interior that is contemporary both in layout and decor.

As you wander through the rooms, it is difficult to determine where the original house ends and the newer construction begins. This is partly because the changes have taken place slowly as the house has taken on more and more of the personality of

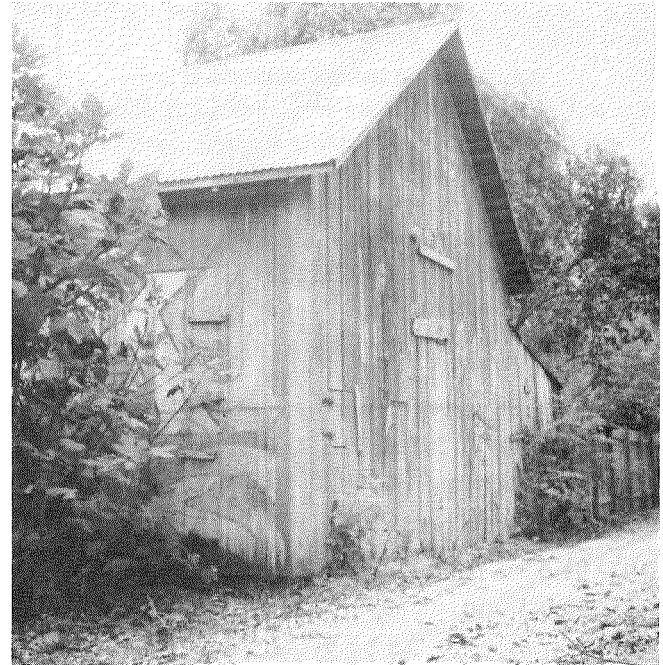
its current owners, and partly because of the quality of workmanship and design.

The carpentry in the entry is original to the house and is complimented by several fine antique pieces which spill over into other areas of the house. The rest of the house has a more modern feeling and provides a fitting background for the owners' growing art collection.

Exit at the rear of the house and find yourself in a lush garden more common to Galveston or New Orleans. The original barn remains with only minor changes and improvements. Walkways are of antique brick and the plants are a collection of the unusual. As you walk through the arch to the front of the house, the feeling changes with the landscape and you are once again in Hyde Park.

Worthy of note is the newest garden, just to the north of the driveway. "Corner" gardening is becoming more and more popular in Hyde Park. Usually small and along the curb, these gardens combine old-time favorites with the latest exotic

find, to create a vivid patch of color that is hardy and requires little maintenance. You will find many such gardens about the neighborhood.



Casa Verde Florist

Plants • Flowers • Corsages • Arrangements

For All Occasions



Walk-in Cooler, Full Selection



4501 Guadalupe #109

Austin, Texas 78751

451-6726



Nancy Wharton
Don Wharton



OFFICE HOURS BY APPOINTMENT

AUSTIN VETERINARY HOSPITAL
DEBORAH J. BESCH, D.V.M.

2908 North I.H. 35
Austin, Texas 78705

(512) 476-9191

(DISCIPLES OF CHRIST)

Sunday Worship

10:30 am

Sunday School

9:15 a.m.

610 East 45th Street

Phone: 452-2596

HYDE PARK



CHRISTIAN CHURCH

THE

PermaJack[®] SYSTEM

By: Southern/Austin, Inc.

937 Reinli #2 Austin, Texas

Foundation Specialists

- Pier & Beam
- Concrete Slabs
- Drainage

476-6500

Since 1974

1993 Hyde Park Homes Tour Committee

Ben Heimsath, Chairperson

Kit Adams, Martha Campbell, Peter Clement, Jim Cloninger, Angero Holt, Alan Marburger, Wanda Penn,
Linda Pennington, Cecil Pennington

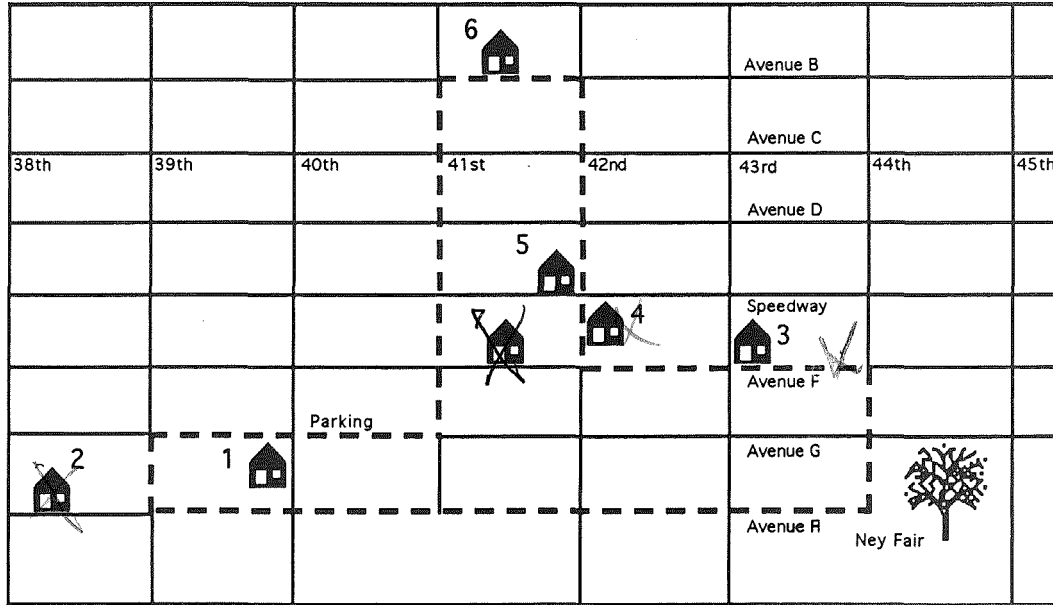
We would like to thank all the people who so willing volunteered to help on this year's tour. We would especially like to thank the homeowners who so graciously opened their homes so that this tour could be possible. Thanks also to the musicians who donated their talents for our enjoyment, the businesses who advertised both in the brochure and on the trolleys, the vendors who participated in the Arts and Crafts Fair, the Elisabet Ney Museum, Capitol Metro, and everyone who made this event the success it continues to be.

This tour brochure was printed by Priority Copy and made possible by the following page sponsors:

Grant & Margot Thomas
Jack & Jill Nokes
Amon & Carol Burton
I. Jay Aarons, C.P.A.
Barbara Gibson, P.C. Attorney
Steve & Sasha Marble
Peter Maxson & Jack Taylor
Tom & Jane Hill
Ricci Shanks

Sharon & Joe Majors
Salmon Patty & the Fishcakes
Craftcorps
Jay Forbi
Edie Meacham & Ned Harris
Axel & Lulu
Discount Office Supply - Alex Labry -4009 Parkway
AGE Industries

Hyde Park Austin, Texas



1 *Page-Gilbert House*

2 *Lind-Cloninger House*

* *Fair at the Ney Grounds*

3 *McKesson House*

4 *Halton-Kelley House*

5 *Walter H. Badger House*

✓ *Luecke House*

7 *Murray-Chote House*

