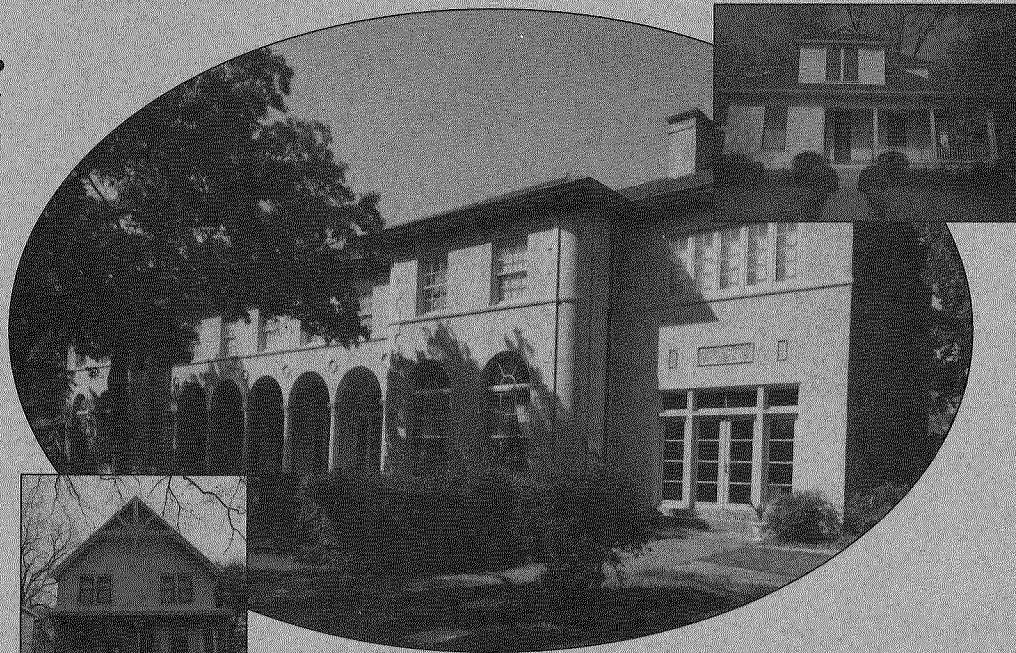


Hyde Park Historic Homes Tour



1998

*sponsored by
Hyde Park Neighborhood Association*

1998 Hyde Park Historic Homes Tour

- Perry Mansion
710 East 41st Street
- Dorflinger House
4100 Avenue G
- Griffith House
112 West 41st Street
- Halton-Kelley House
4201 Speedway
- Wilson House
4211 Avenue F
- Adams House
4300 Avenue G

Present this booklet for admission to the tour homes.

Please, no food, beverages, strollers or photography inside the tour homes.

Welcome to the Neighborhood...

Thank you for joining us on the 22nd annual Hyde Park Homes Tour. Our neighborhood includes many architectural treasures, both modest and grand, and we wish you a leisurely view of them today.

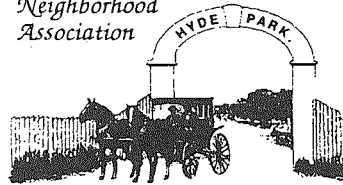
But as you stroll the avenues, take a moment to reflect on how these homes nourish a sense of community. A gracious front porch may beautify a facade, but it also serves as a lookout post or place for a quick catch-up with the neighbors. A shady sidewalk encourages strolling – and offers a rent-free spot for that first lemonade stand.

Our historic homes give life to the dream that Colonel Monroe Shipe had when he founded Hyde Park more than a century ago. But beyond the lovely wainscoting and working transoms, we hope you catch a whiff of something less tangible... the many little things that give Hyde Park its special sense of place. May you enjoy our neighborhood as much as we do – and may a bit of that spirit stay with you when you go.

Before leaving, please visit the Ney Museum where you will see displayed Miss Ney's handwritten Mission of Art. The museum is the beneficiary of this year's homes tour. With proceeds from the tour the neighborhood wishes to enhance the museum's ability to mount exhibits for years to come.

Suzee Brooks, Ann Graham, Susan Moffat
Co-presidents, Hyde Park Neighborhood Association, 1998

*The Hyde Park
Neighborhood
Association*



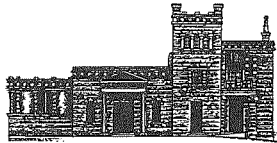
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The Elisabet Ney Archive...

For the 1998 Hyde Park Homes Tour, the Elisabet Ney Museum will display Elisabet Ney's "The Mission of Art," one part of a 65-piece archive of manuscripts, letters, typescripts and printed materials written by and about sculptor, Elisabet Ney. This important archive was purchased by Torch Energy Advisors, Inc. of Houston in February, 1998, and subsequently placed on loan to the Elisabet Ney Museum for exhibition and scholarly research.

Among these important papers are Ney's personal journal documenting her first return trip to Europe in 1896 and a proposal for a young people's academy of liberal arts to be located in Hyde Park. These period sources are extremely valuable today. "The Mission of Art" is particularly significant in that it provides an



authentic, first-person expression of Elisabet Ney's philosophical and intellectual ideals and aesthetic principles; ideals which exerted a profound influence on a group of influential men and women who came to believe as Ney did in the importance of the arts as instruments of human enlightenment, particularly to the "new Texas" developing at the turn of the century.

Following Ney's death in 1907, these friends established institutions to support the arts in Texas that continue to this day. These institutions include the Texas Fine Arts association, and through its efforts, the University of Texas Art Department and the Texas Commission on the Arts.

The archive in its entirety will be displayed in a series of exhibits at the Elisabet Ney Museum beginning in the fall of 1998.

Mary Collins Blackmon
Curator, Elisabet Ney Museum

Page Sponsors for the 1998 Hyde Park Historic Homes Tour

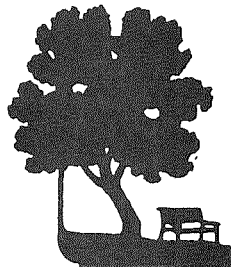
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Carol and Amon Burton
Greg, Suzee, Zoey and Trevor Brooks
Kitty Clark
Bert and Celeste Cromack
Don and Avis Davis
Jack and Debra Evins
Merle and Ginna Franke
Ronda and Sidney Hall
Angela Hinz, Neil Foley, Sabina,
Bianca and Sophia
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and Merek
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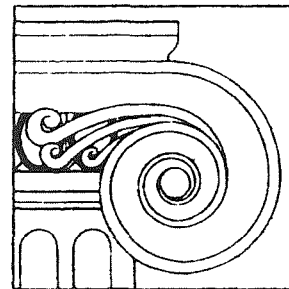
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1 The Perry Mansion on the Campus of Sri Atmananda Memorial School

710 East 41st Street (1928)

A 1928 article in Austin's monthly newspaper *Gossip* proclaimed it "a glimpse into the future." The reference was to a new home at the corner of Red River and 41st Street. E.H. "Commodore" Perry and his wife, Lutie, had just moved in to their 23-room, 10,800 square-foot home. It had taken 13 months to build, cost a breathtaking \$200,000—and it was one of the most ornate homes in Texas.

By the time the Perrys moved into their home at 710 E. 41st, they were one of Austin's most prominent couples. Nicknamed "Commodore" for his love of the Lake Travis area, E.H. Perry was born in Caldwell Texas in 1876. After graduating from Baylor University, he got his business start in Taylor, where he bought cotton from central Texas farmers and sold it in Europe in the years before World War I. As his fortune accumulated, the Commodore married Lutie Pryor and in 1906 they settled in Austin. "I made my money in Europe and am going to spend it in Austin to make this city a nicer place in which to live," declared the Commodore. In 1929 Perry quit the cotton

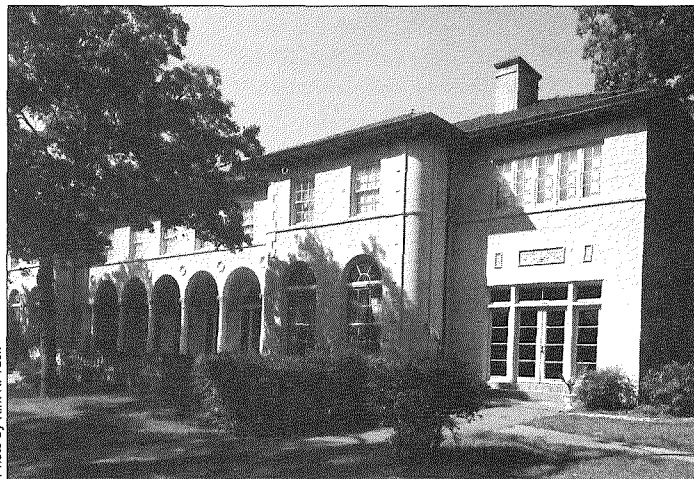


Photo by Kirk R. Tuck

for entertaining on a grand scale, complete with formal salon, solarium, a spacious loggia, and servants' quarters. He incorporated architectural features such as carved stone ornaments,

business and began investing his money and attention locally.

In 1938, as chair of the Austin Housing Authority, he oversaw construction of 330 low-cost housing units. Perry's own enterprises included the Commodore Perry Hotel at 8th and Brazos (opened in 1950), and the Perry-Brooks office building (still standing at the southwest corner of Brazos and 8th Street). The Commodore was also one of the developers of Austin's Highland Park and Highland Park West neighborhoods. Lutie Perry was an active member of the Red Cross, Settlement House, and many other charitable organizations. They both received numerous civic awards and counted among their friends Harvey Penick, Will Rogers, and Senator Lyndon Baines Johnson (whom the Commodore described as "a sort of a son").

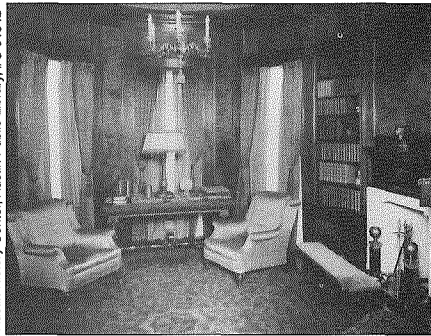
Even the location of the house had an altruistic aim. The 10-acre site was an old gravel pit across from the Austin Country Club (now the Hancock Golf Course), a site the Perrys

were determined to beautify. Beautify it they did: The Perrys hired Henry Bowers Thomson, a prominent Texas architect from Dallas, to design a villa in the Italian Renaissance style. Thomson's design was intended to create a showplace

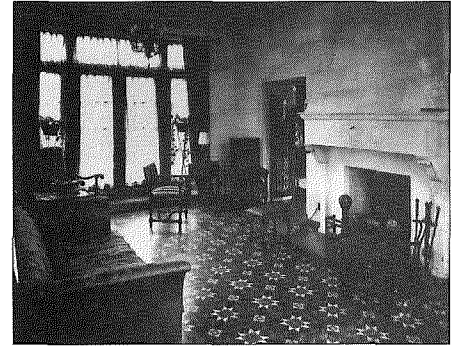
columns, and fireplaces, Italian tile, and ironwork believed to be from the Weigl shop. Nor were less visible aspects neglected: Inside the limestone walls is three inches of cork insulation, and a 1/4-inch steel plate between the attic floor and upstairs ceiling acts as a firebreak. The Perrys filled the mansion with furniture from France, Italy, and Swan Schulle, Austin's leading furniture store in the late 1920s.

The villa must have been a marvel for those 45,000 Austin residents who witnessed its construction: the grounds included a guest house, swimming pool, bowling alley, hothouse, six-car garage, and spectacular grounds. There was a formal hillside garden with a marble fountain; a sunken garden with statues of the Three Graces in a mirror pool; a tea garden; and a circular rose garden with a sundial. Flowing through the property was a creek; a dam was built across it, and a Roman bridge spanned it.

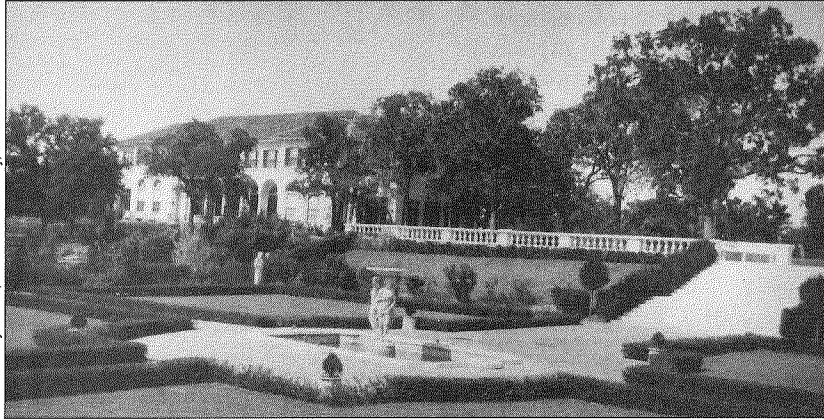
In 1944 the Perrys moved to the Driskill Hotel, and the estate was purchased by Herman Heep. From 1948 until the present, the estate has been home to various private schools. The first was St. Mary's Academy for Girls. St. Mary's students



The Library (Oval Room), 1928.



The Solarium, 1928.



View of house and gardens from the southeast, circa 1928.

lived in the mansion, and during this time the chapel and classroom buildings were constructed. In 1974 Marvin and LaVerne Henderson, West Texas ranchers, bought the estate and moved from Uvalde. “We wanted to preserve the house,” said Mrs. Henderson. “It was our pleasure to repair and maintain it and the other buildings.” Part of the Hendersons’ legacy is the stand of numerous trees they planted. Mrs. Henderson also started a school on the grounds, thus maintaining the house’s educational connection.

After Mr. Henderson’s death, Mrs. Henderson moved into a smaller home on Park Boulevard. (It is rumored that Mr. Perry said the mansion was “a wonderful place to entertain but too big to live in:” Four trips from one end of the mansion to

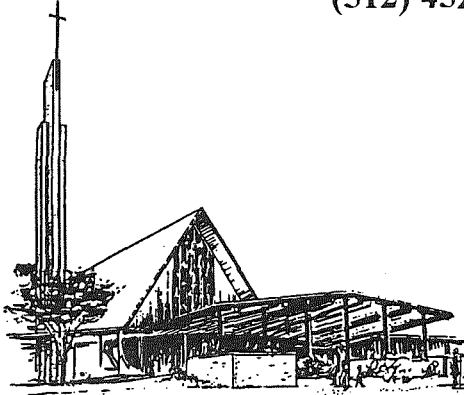
the other is about a mile walk!) The property is now owned by an educational foundation which in 1995 established the private, nondenominational Sri Atmananda Memorial School on the premises.

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2 Dorflinger House

4100 Avenue G (1911)

As Hyde Park developed in the 1890s and the early years of this century, many of the early homes were constructed on large corner lots, as was this two-story frame house. Built in 1911, it shares other characteristics with earlier Victorian houses in the neighborhood, the gabled front, high ceilings on the ground floor, back-to-back corner fireplaces in adjacent downstairs rooms, a stately staircase, and an elaborate two-story porch (which has been reconstructed so often that its original form is hard to determine). In other respects, the house is plainer in style, marking a transition to the craftsman bungalows characteristic of Hyde Park in the early twentieth century. In recent years, the house had stood vacant and forelorn, its windows broken, its roof repaired after damage by a fire, the shed out back containing the rotting hulks of two 1960s-vintage automobiles. Neighborhood children had dubbed it the “haunted house,” though no ghostly sightings have been confirmed.

Though the house was originally built by Norman H. Dorflinger and his wife Ermie, it changed ownership frequently. In 1912, the Dorflingers sold it to Lula V. Bradford, who sold the house back to them in 1914. In 1918, the Dorflingers sold it



Photo by Kirk R. Tuck



The house in early 1997 before restoration.

again, to C.A. Bradford. Members of the Bradford family are subsequently associated in the records with this property for many years. In 1949, the property was bought by the Doremus family, who used it as a source of rental income while living in the “polka-dot house” next door.

They converted it into a triplex, with apartments upstairs and downstairs, and in a one-story addition at the back. The house was inherited by Mary Doremus Hemphill, from whose estate the present owner, Deborah Strauss, bought it in the fall of 1997.

The new owner, a long-time resident of Hyde Park, contracted with David Stark to restore the house. The restoration has been in progress since February and nears completion. Stark, who has been recognized by the Heritage Society of Austin for his work, has returned the house to its original status as a single-family dwelling. The one-story addition at the back was demolished, and the wall that closed off the staircase was removed, as were the upstairs kitchen and a porch that had deteriorated.

Additions at the side and back enclose a bedroom wing, an extension of the dining and kitchen area, and upstairs, of the master bedroom suite. The porch has also been reconstructed. Fully renovated and updated, the house will recapture its original spaciousness and graceful proportions.

Neighborhood children had dubbed it the “haunted house,” though no ghostly sightings have been confirmed.

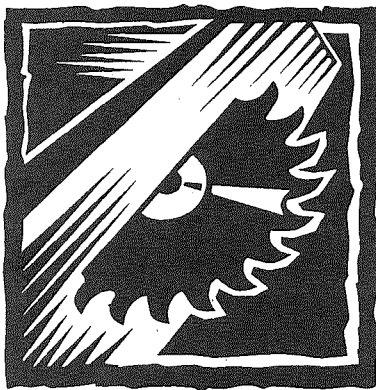
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3 Griffith House

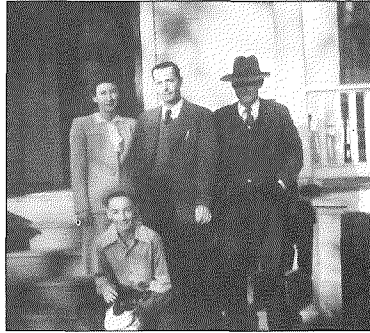
112 West 41st Street (1915)

This dignified dwelling at the corner of 41st Street and Avenue D is a good example in Hyde Park of a home that was lived in and cared for by one family for many years. Its form and plan have remained largely unchanged, and recent renovations have also been faithful to the original style and configuration of the home.

Built in 1915 by Charles D. Millhouse, a clerk at the Walter Tips Hardware Company on Congress Avenue, the house changed owners twice in the 1920s. Then in 1932, it was bought by Samuel W. and Delia Griffith. Samuel and his son, Hurley, were partners in Griffith Wallpaper and Paint Company on Lavaca. Delia Griffith died in 1937, and Samuel subsequently rented out the house and moved into the home of another son, Marion, and his wife, Myrtle. Marion too had become a partner in his brothers' business. In 1942,



Samuel, Marion, and Myrtle all moved back to this house. During World War II, they rented the front downstairs bedroom (now the studio) to service men stationed at Bergstrom Air Force Base. Samuel Griffith died in 1946 and his son Marion in 1982. Myrtle Griffith lived in the house until her death in 1993, and Marion Jr. sold the house to the present owners in 1994.

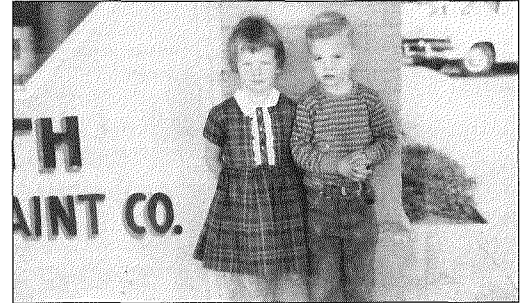


Myrtle, Marion, Samuel, and Marion Jr., 1944.

took a very conservative approach in the kitchen. They chose to keep the vintage 1940s appliances and fixtures in the kitchen, added a cabinet that matches the original china cabinet in the dining room, and replaced the original beaded wainscoting. Upstairs, they added to the storage space by expanding the closets in the attic area. The brass lighting fixtures in the main downstairs rooms are original.

Marc and Janice Burckhardt have renovated the house in a manner that is compatible with the original. They built a garage that resembles an earlier one that had been demolished. They covered the original fabric on the ship-lap walls with wallboard, necessary in an age of air-conditioning, but retained the high ceilings downstairs and the original woodwork throughout. They added a downstairs bath, but

The Griffith house demonstrates that a home from early in this century, well maintained by earlier owners, can be faithfully updated to provide its new owners with historical surroundings that are both attractive and comfortable for the new century.

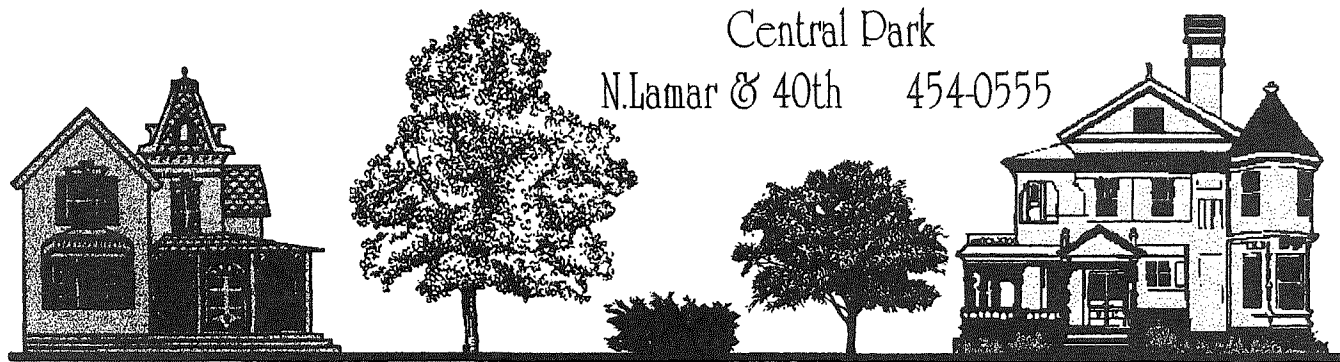


Twins Marion Jr. and Sheryl Griffith in front of Griffith Wallpapers and Paint Co., ca.1960.

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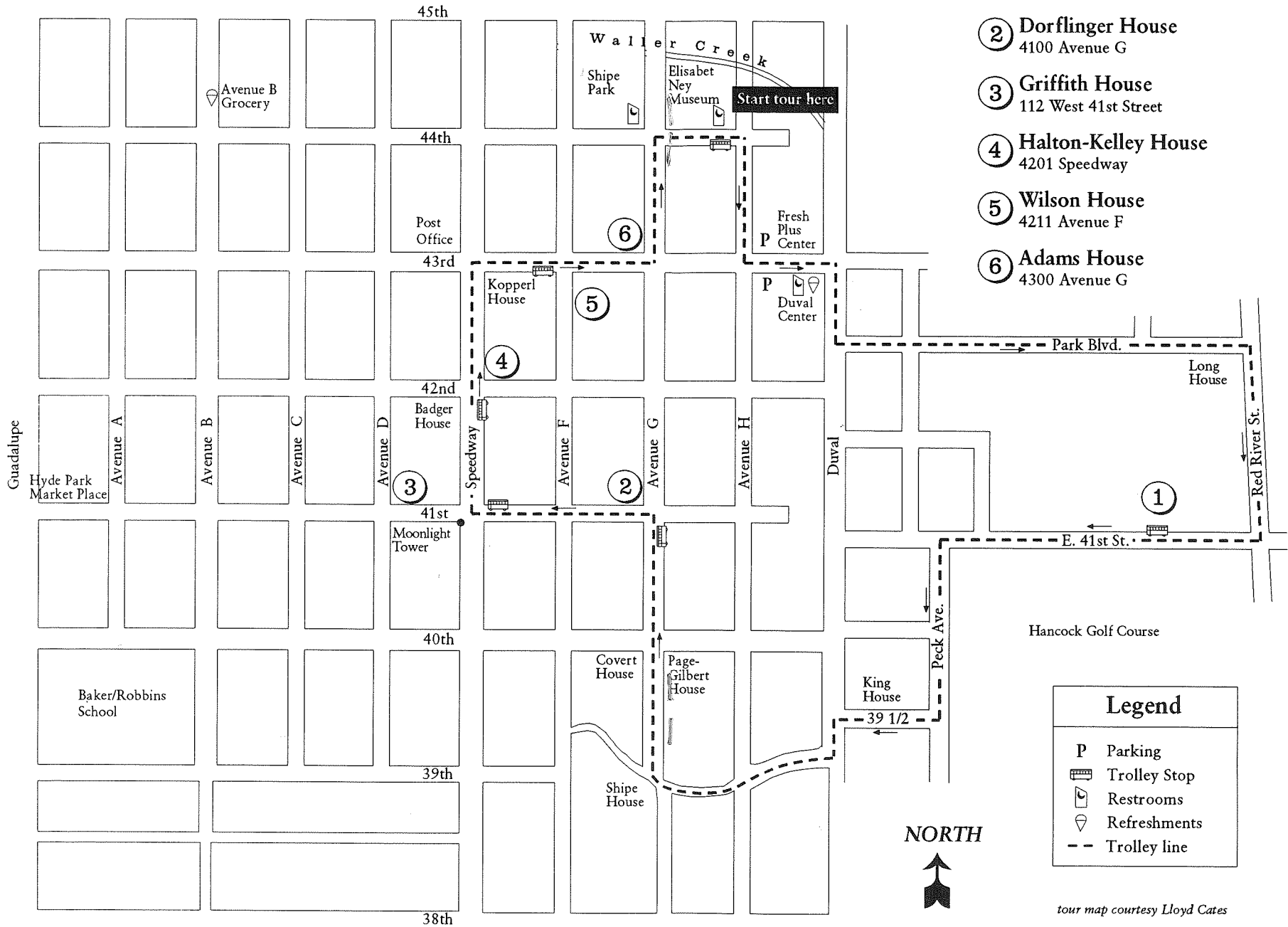
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1998 Hyde Park Historic Homes Tour



- ① Perry Mansion at the Sri Atmananda Memorial Campus
710 East 41st Street
- ② Dorflinger House
4100 Avenue G
- ③ Griffith House
112 West 41st Street
- ④ Halton-Kelley House
4201 Speedway
- ⑤ Wilson House
4211 Avenue F
- ⑥ Adams House
4300 Avenue G

| Legend | |
|--------|--------------|
| P | Parking |
| | Trolley Stop |
| | Restrooms |
| | Refreshments |
| -- | Trolley line |

tour map courtesy Lloyd Cates

Points of Interest Along the Tour Route...

Elisabet Ney Museum (1892, 1902), 304 East 44th Street. Home and studio to the illustrious Germanborn sculptor Elisabet Ney, for whom Bismarck, Garibaldi and King Ludwig II of Bavaria once sat. Here, Ney executed the life-size sculptures of Sam Houston and Stephen F. Austin that stand today at the entrance to the Capitol rotunda.

Moonlight Tower (1895), 41st Street & Speedway. The Hyde Park tower was the first of 31 cast and wrought iron towers installed by the Fort Wayne Electric Co. in Austin. Then, some Hyde Park residents feared that the illumination, sometimes called “Austin moonlight,” would confuse their garden vegetables.

Page-Gilbert House (1893), 3913 Avenue G. In the early 1880s Christopher Page, a British immigrant, came to Austin to work as a stonemason, later subcontractor, on the new state capitol. When that building was finished, he put his skills to work on his own house in Hyde Park. Page didn’t go in for many of the usual Victorian excesses. Decoration for him was more structural in nature. Notice the brick hoodmolds and stone sills and the string course separating the floors.

Covert House (1898), 3912 Avenue G. Perhaps no other home in Hyde Park captured Shipe’s vision of prestige as perfectly as the Frank and Annie Covert house, built, by design, just where the street car turned off East 40th Street to head north on Avenue G. Frank Covert was in real estate, but his name would soon become synonymous with “horseless carriages” when he opened one of Austin’s first automobile dealerships.

Kopperl House (1896), 4212 Avenue F. Loula Dale Kopperl and her husband Morris bought this house one year after it was built. The fashionable detailing — note especially the spindlework frieze on the porch, the six fireplaces, the wraparound verandah, the elaborate roof — were all in place. Mr. Kopperl would later charge her with desertion and divorce her, but Loula Dale remained unrepentant. Her cultivated albeit unconventional style, which included big game hunting and risqué humor, won her the friendship of the spirited sculptress, Elisabet Ney.

Badger House (1908), 4112 Speedway. It’s Colonial Revival features, particularly the wraparound verandahs with Doric columns, give the house a southern, antebellum look. Seen against the more modern, intentionally rustic Craftsman homes, the Colonial Revival style here evokes a formal, conservative lifestyle.

Shipe House (1892), 3816 Avenue G. Like most of the stylish, late Victorian homes of the period, it was eclectic. Many of its details — the fish scale shingles, the turned porch columns, the lively, contrasting colors — are surface decorations that characterized the Queen Anne style. But the similarities ended here. Notice the simple, two-story, square plan that strikes a classical note and the diagonal supports under the roof overhangs that speak clearly of the Stick style. Renovation of the house has revealed that the lumber used to build it came from the grandstand on the former State Fair of Texas ground.

Refer to tour map for locations. Text courtesy of Lisa Germany, author of Historic Walking Tours, Hyde Park, 1993.

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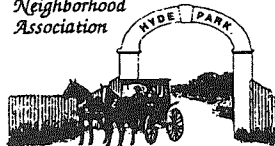


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4 Halton-Kelley House

4201 Speedway (1909)

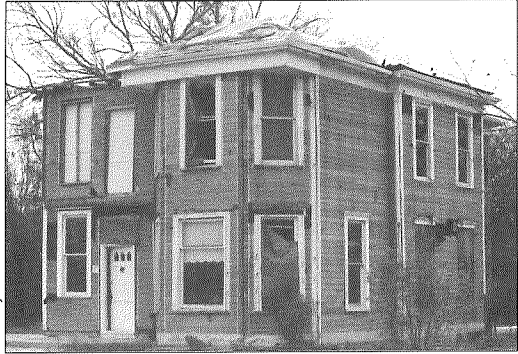
The Halton-Kelley house was not originally a Hyde Park residence at all, but rather was built in Round Rock in 1909, where it was located at the corner of West Liberty and Brown Streets. A two-story frame dwelling in late Victorian style, the home featured a gabled roof, a two-story wraparound porch on the front and side, and another two-story porch at the back. In the interior, it contained a large entrance hall, front and back parlors, a dining room, a large pantry off the kitchen, and upstairs, four bedrooms and a bath.

The house was built by John Charles Halton (1875-1964) and his wife, Lula. Mr. Halton was the joint proprietor of the meat market on Main Street in Round Rock. He later bought out his partner and expanded the business into a general grocery store. The Haltons raised their five children in the house, three daughters and two sons. The children enjoyed using the upright supports of the porches as “fireman’s poles” for imaginary emergency escapes. Unfortunately, a storm damaged the porches at the back of the house, and they had to be dismantled. All of the porches had to be removed and reconstructed when the house was moved to Austin.



Photo by Kirk R. Tuck

The Haltons lived in the house until 1950, and it changed owners once before being sold to C.O. Kelley. In 1993, it was purchased by R.W. Shanks, who moved it to its present location at the



Courtesy Wanda Penn

The house in 1993 in Round Rock, Texas.

corner of Speedway and 42nd Street, where a house had stood that was demolished to make way for an apartment building that was never built. The Halton-Kelley house was totally renovated and expanded at its present location, with the addition of a third floor and a garage, and was bought by George Bristol in early 1995. It should be noted that George Bristol lived on Speedway as a teenager and this area was his morning paper route. Mr. Bristol has recently had the exterior repainted and had the porches and the third-floor widow's walk reconstructed anew.

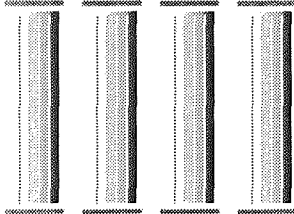
Though a relative newcomer to Hyde Park, the Halton-Kelley house fits right in to a neighborhood where large Victorian homes occupy corner lots. The neighborhood, in turn, is pleased that the site is occupied by a historic home and not another apartment block.

corner of
Speedway and
42nd Street,
where a house
had stood that
was demoli-
shed to make
way for an
apartment
building that
was never
built. The
Halton-Kelley
house was
totally reno-

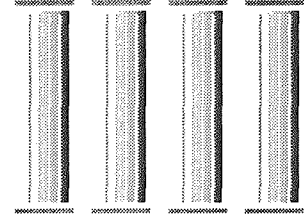
...children enjoyed using the upright supports of the porches as "fireman's poles" for imaginary emergency escapes.



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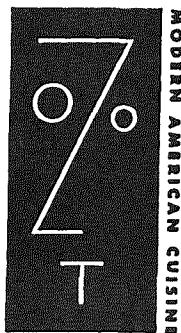
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5 Edna Wilson House

4211 Avenue F (ca. 1905)

Before you enter 4211 Avenue F, take a close look at the light brown Victorian house across the street, at 4206. Though it's hard to believe today, the two houses once looked virtually identical.

Built for Loula Dale Kopperl as a rental unit, the four-room Eastlake-style house at 4211 Ave. F was rented in 1914 by George Wilson, his wife Edna, and their 14-month-old baby. (Kopperl lived across the street at 4212 Avenue F.) The next year, the Wilsons bought the home for \$2,500. In 1917, after the arrival of another baby, the Wilsons added two screened-in bedrooms in the back, topped by a flat roof. (Shortly thereafter, when damp and cold became problems, the screens were replaced by solid walls.) In the meantime, Mr. Wilson bicycled each day to his job at the main post office, on West 6th Street.

In 1945, Mrs. Wilson added a second story which was rented to boarders. Gradually the original Victorian details disappeared: Like most of her neighbors, Mrs. Wilson wanted her house to look up-to-date. 4211 thus entered middle age as an unassuming sort-of Foursquare. During World War II, Mrs. Wilson went to work as an auditor for the IRS. When she died in 1987 at the age of 97, the

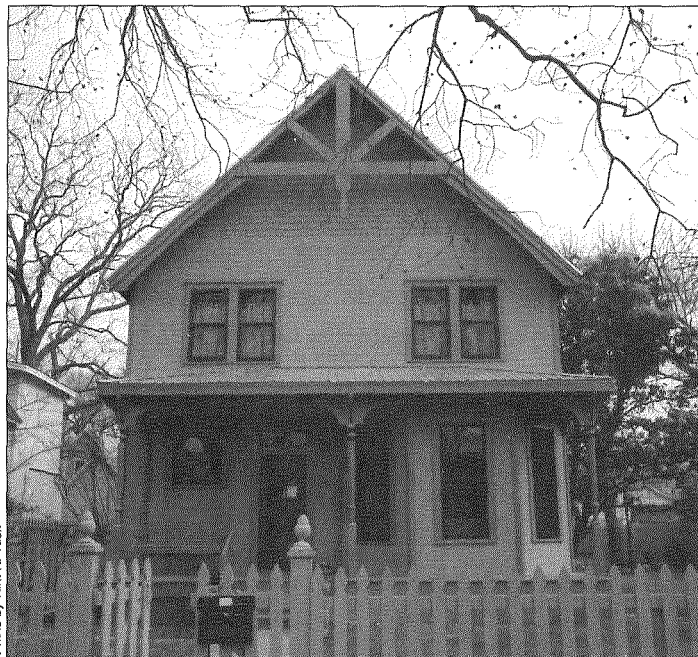


Photo by Kirk R. Tuck

house was sold. (Local legend has it that Mrs. Wilson lived in one house longer—over 70 years—than any other Hyde Park resident!) Two years ago Catherine Holder, the current owner, bought the house, and embarked on a major remodeling/restoration project. Her goal: to return the house to its original Victorian spirit while making it a comfortable, practical home for her family.

Asbestos siding and non-original details were removed; an outside concrete stairway was replaced by an indoor staircase and the front entrance remodeled; and the roof was replaced by a steeper tin roof. (Stroll by on a moonlit night to see the beautiful glow on the metal.) The owner introduced Victorian Revival elements such as the millwork on the front porch, the carved door (made in Navasota), and the stained-glass window at the stair landing, discovered in a Houston antiques shop. Given that so much of the original detailing was lost, how did the owner make decisions as she was restoring the house? “We drove around the neighborhood to get a sense of what would fit in,” she explained.



Mrs. Edna Wilson (center) with three children and son-in-law, 1938.

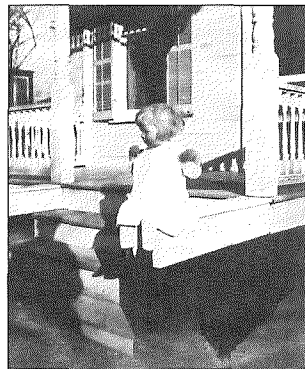
Inside, both floors were reconfigured into more spacious, logical floor plans. The elegant woodwork is a close match to the original, while first-story flooring is the original heart pine.

The owner was sensitive to maintaining the proportions of the

original house, which includes 10 1/2-foot ceilings on the first floor. She also worked creatively to modify nonessential elements (some closets, for example, were converted to bookcases), and to match period details throughout the house (the beaded board siding in the kitchen was installed to match the board in the breezeway). Throughout the house, the decor is a refreshing mix of antiques, “re-covered junk chairs,” Tunisian rugs, and modern upholstered furniture. Period wall colors and wallpaper unify the interior.

The landscaping re-creates what was likely to have existed in the house’s early years. Old bulbs were reinstalled next to roses, perennials, and low-maintenance plants. The front walk is paved with Mexican brick, which is similar in color to old Austin Common brick. Behind the house is a two-story garage apartment built in 1935 for Mrs. Wilson’s daughter and son-in-law.

Today, 4211 Avenue F fits in so well with its neighbor houses that you might think it had hardly changed since it was built some 85 years ago. But oh, the changes I’ve seen, the house might say if it could talk.



Daughter Eileen on original wood front porch, 1915.

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6 Adams House

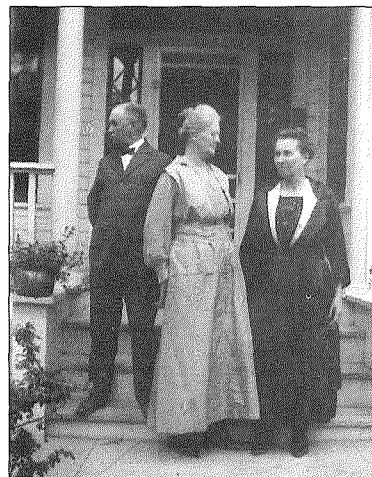
4300 Avenue G (1911)

Miracles happen - that's what neighbors think when they walk by 4300 Avenue G these days. The house, immaculately restored and sporting a pristine coat of yellow paint, could hardly be more different from what it was only two years ago - a dilapidated apartment-house that seemed to grow more ramshackle by the year. But when a local architect and an investor perceived a solid foundation at the building's core, the house was painstakingly restored to the way it was some 60 years ago.

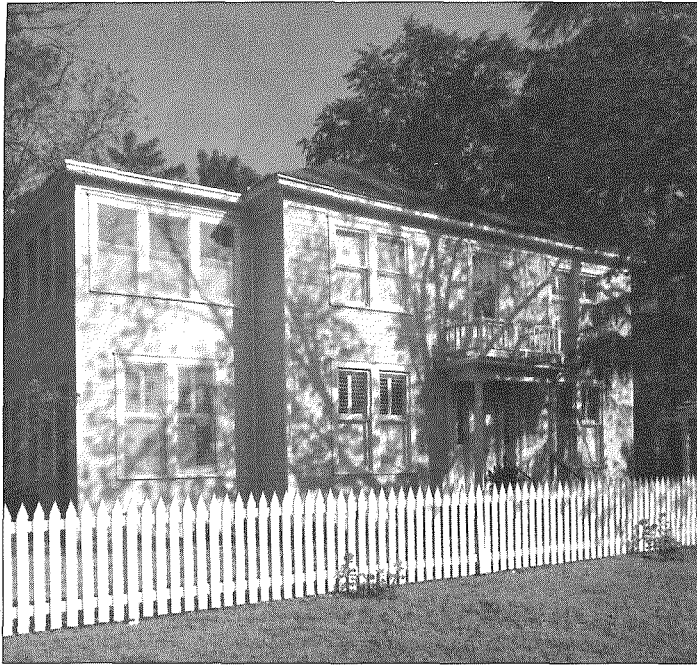
Built in 1911 by Richard Gesswein and his wife, Jennie, the Gesswein-Adams House (also known as the Adams House) began life as a one-story, asymmetrical Victorian cottage. Mr. Gesswein was a clerk at the Hill and Hill Grocers & Feed Store at 1010 Congress Avenue. In 1922, the house was sold to William T. and May Adams. Mr. Adams worked for the state in the Agriculture Department. In the early 1930s, the Adams expanded and remodeled the house into a square, two-story Colonial Revival. A few years later, the widowed Mrs. Adams began to take in boarders. She lived in the house until 1955. After that, the house was rented continuously until 1996, when

with a roomy, handsome kitchen that flows into the dining and living areas. The floors were finished to give a sense of old, scrubbed pine; and prized elements such as the pocket doors separating the office and master bedroom were restored. The removal of asbestos siding revealed the original vee-groove siding. The fence was reconstructed, roses were replanted and arbors constructed. The result: In 1997, the Adams House won a Heritage Society of Austin Award for Preservation.

Current owners John and Sidney Lock, who bought the house in 1997, have opened it as a bed



William and May Adams and a relative pose by the porch (around 1922).



restoration specialist Gregory Free of Gregory Free and Associates and Michel Issa of Old Texas Properties bought it. Their goal was to restore it to its heyday as a Colonial Revival-style single-family dwelling.

After doors and the pine flooring were salvaged, the four apartments were dismantled. A new floor plan was developed

and breakfast. John is an attorney specializing in taxes and wills and estates. Sidney is a microbiologist working for the Texas Department of Health, but she is also an interior designer and



Courtesy Gregory Free

The house during the great snow of 1949.

did a good deal of the design work for the house. Displayed throughout the house is part of their art collection, featuring such central Texas artists as LuAnn Barrow, Charles Shaw, John Powers, and Beth Eidellberg; Mexico City artist Salvador Luna is also well represented. In the hallway are early photos of the Adams

House while upstairs, where guests stay, are old photos of the owners' Texas ancestors. (Note in the large suite the imposing photograph of Edgar W. Hooker. Hooker, John Lock's grandfather, was a judge from Center, Texas.) Throughout the house, antique furnishings coexist comfortably with modern pieces.

So it is that 4300 Avenue G was transformed from a disheveled eyesore to a light-filled home for fine art: It's a miracle, all right.

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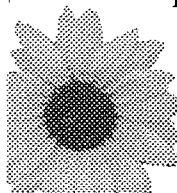
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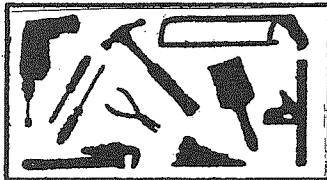
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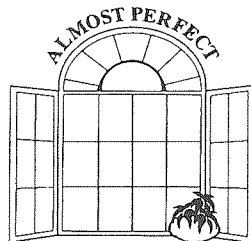
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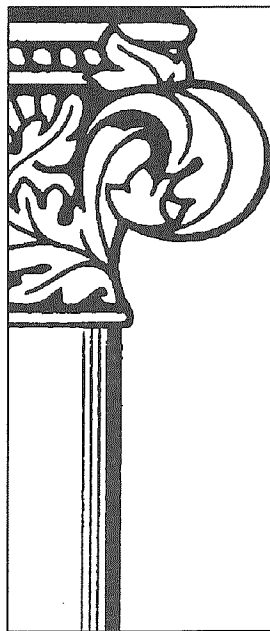


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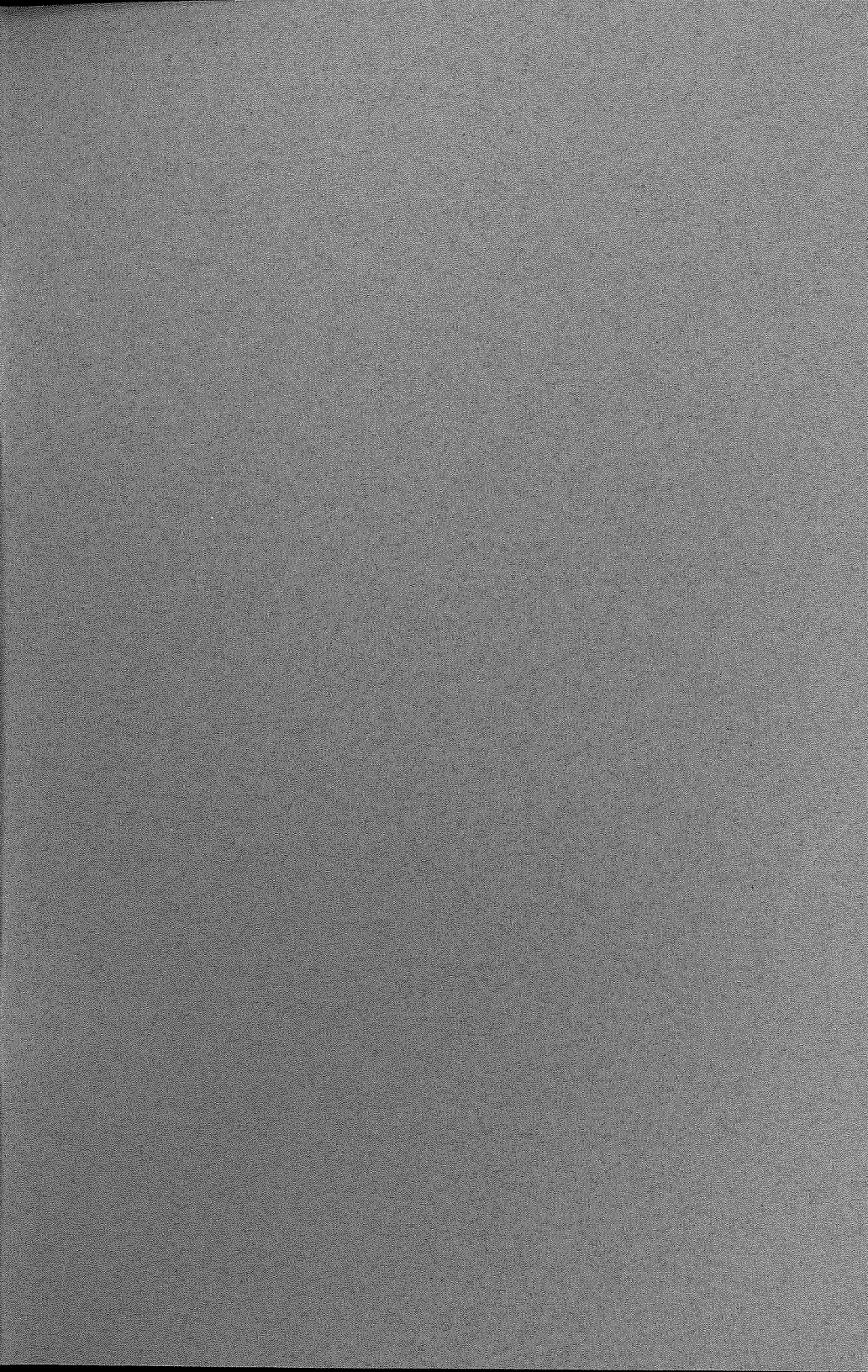
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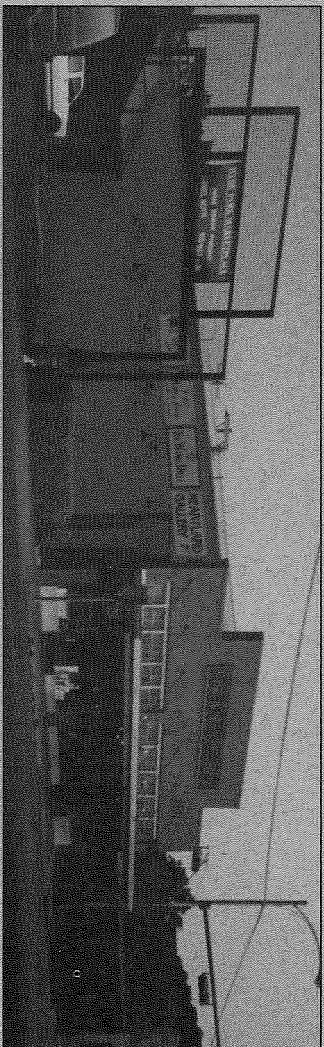
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