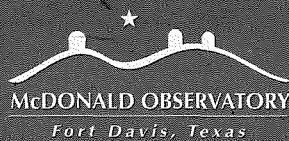
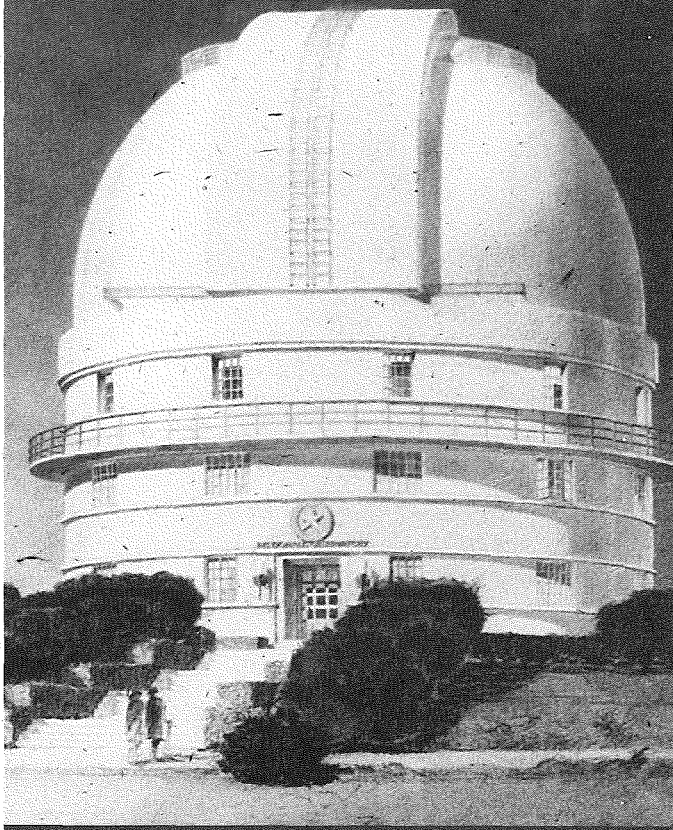


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Neighborhood Association

FATHER'S DAY
WEEKEND
JUNE 15 & 16, 2002

1**THE BARDER-BROOKS HOUSE**4900 AVENUE H
*Glen Coleman - House Captain***2****THE MAGNESS-ALLISON HOUSE**4815 AVENUE H
*Denise Girard - House Captain***3****THE TRENCKMANN-BARRETT HOUSE**513 EAST 49TH STREET
*Stan & Rae Kozinsky - House Captains***4****THE STRAIGHT HOUSE**515 EAST 49TH STREET
*Mike Linnane & Earl Straight
House Captains***5****THE PATTERSON - STRICKLAND HOUSE**604 EAST 47TH STREET
*James & Barbara Strickland
House Captains***6****THE HUBBARD HOUSE**4104 AVENUE H
*Celeste Cromach - House Captain***7****THE WILLIAMS-WEIGL HOUSE**4107 AVENUE H
*Don & Vallorie Balsamo House Captains***8****THE JOHNSON HOUSE**4109 SPEEDWAY
*Martha Campbell - House Captain*Please - no food, beverages,
strollers or photography inside the tour homes.**WELCOME to the 26TH ANNUAL
HOMES TOUR in HISTORIC HYDE PARK !**

We especially welcome all of the fathers on the tour and the children that may have brought them here. Hyde Park has been a neighborhood of homes and families for more than a century now. Every year some people who grew up here or lived here "way back when" return for another look and we always look forward to visiting with them. Please let us know who you are.

Hyde Park was originally developed as an early street car suburb beginning in the mid-1890's and contains houses from every era since then creating a diversity of house type, style, age and size that we believe adds strength and interest to our neighborhood. In the early 1960's the building of individual homes was replaced for a time by an influx of apartments due to the expansion of UT. However, by the late 1970's individual families began to rediscover the logic of living near the central concentration of work opportunities, cultural resources and entertainments that made the Austin metropolitan area attractive to so many. Since that time, one or more renovation, restoration, remodeling or expansion projects has nearly always been underway as people adopt the best parts of the 19th and 20th century's housing to meet their current needs and preferences. We think that most of these adaptations have contributed to keeping the character of the neighborhood interesting since most have preserved original exteriors, perhaps with a clerestory at the back or a garage with living space above.

This year we are showcasing both old and new homes as well as an old structure recently moved to a new location. This mix should provide an interesting tour as well as a real look at Hyde Park as it exists today.

Again, thank you for coming and we hope you enjoy your tour. We also hope to see you back again in coming years to see the completed renovations to our 'newest old house to the neighborhood'.

BOB BREEZE AND GARY PENN

*Co-presidents
Hyde Park Neighborhood Association,
2002*



THE BARDER-BROOKS HOUSE

4900 AVENUE H

ca. 1926

Owners: Greg and Suzee Brooks

The Barder-Brooks House in the Highlands subdivision, is an example of the Arts and Crafts movement, which heralded the beginnings of modern residential architecture in the United States. The recent second floor addition by the current owners continues the architectural vocabulary of the original house.

The main house was built ca. 1926 as a Craftsmen bungalow. Albert J. and Verda Barder were the first owners, occupying the house from 1927 through 1941. The 1935 Sanborn Insurance Map indicates that it was a one-story, wood-shingled dwelling with a front porch. There were two additional structures, a one-story garage apartment in the southwest corner where the current garage is, and another smaller garage in the northwest corner, since razed.

The property was largely rental property from 1942-62, when it was acquired by Ben F. and Bessie M. Adams. Adams was the president of the Fidelity Credit Bureau. Their son, Ben F. Adams, Jr., inherited the house and sold it to Zona Adams Withers and Eulalia Adams Garrett in 1990. Julie P. Bilir owned the house from 1990-1993. She sold it to the current owners Gregory (Greg) and Suzanne (Suzee) Brooks in 1993. They are the owners of Innovative

Builders, which does residential, and Brooks Construction, which does commercial work.

The home was remodeled in the 1950s-'60s and a number of interior walls were removed at that time. Ghost marks in the flooring give an indication of where walls once were. The Brooks remodeled the kitchen in 1996, expanded the house by adding a second story in 2001, and added a porté-cochere with a balustraded rooftop deck that spanned the existing driveway in 2002.

Originally, the house was a two-bedroom, one bath house of approximately 1100 square feet. Modern day standards and expectations call for a more commodious home for two adults and two children. A decision was made to expand the house upward by adding a second story in order to conserve the available yard space.

The existing roof and roof structure were removed in April 2001, and the entire remaining structure was covered by a roof tarp for the approximately two weeks necessary to get the second story framed and the house "dried-in" once again. The second floor addition was occupied within six months of the start and was recently completed. The home is now 2,100 square feet in size.

The upstairs includes two bedrooms, a shared bathroom, a laundry room, an office and a large family room that serves as the family gathering place. The entire home is furnished in contemporary furnishings that reflect the active life of the family that lives there.

The renovations and addition include many energy-saving features, such as:

- Wood from the pecan tree that was removed was milled and used to build the bookcase, countertop, stair treads and other trim.

Energy-saving features, such as insulated windows glazed with Low E glass, a radiant barrier and reflective sheathing on the roof, and a high efficiency central unit with a programmable thermostat.

Other measures undertaken to qualify for the Green Builders rating include:

- Reusing materials
- Not increasing the amount of impervious cover (mitigated by upward expansion).



THE MAGNESS-ALLISON HOUSE

4815 AVENUE H

ca. 1926

Owners: Eric Landry and Gaby Vasquez

The one-story eclectic Tudor Revival stone cottage in the Highlands subdivision was built ca. 1926. The City Directory for 1927 indicates that James E. and Louise Magness lived there as the first owners. Two years later, the house was vacant. A succession of renters followed from 1930 to 1942. Their occupations included salesman, driver for Fox-Schmidt, electrician, auditor for the State Tax Board, and used car salesman.

The house was owned from 1944 - 1972 by John A. Allison who worked for the State General Land Office, and his wife Freddie. Subsequent owners include Mrs. Allison, Michael J. and Drena Denton Allison, and the current owners, John Eric Landry and Gabriela Milagros Vasquez, who purchased the house in 1999.

The house is constructed of solid stone walls and stone floors. The architectural style is marked by the round arched front door, multi-pane metal casement windows, the small entry porch, and the relatively massive stone chimney prominently located next to the front door. The interior finish of the stone walls is painted plaster. The original windows are steel casement.

When Eric and Gabriela bought the house, the stone floors were covered by layers of sheet vinyl or linoleum flooring

and shag carpet. They wisely stopped the seller from sanding the stone floors smooth. The stone floors are lower than the grade of the exterior ground, and minor flooding was a problem. Eric and Gaby resolved this problem by adding gutters along the edge of the roof and downspouts to direct the water away from the foot of the exterior walls, and have not had a repeat of the flooding problem.

Other changes Eric and Gaby have undertaken include a complete renovation of the kitchen including adding 12" by 12" quarry tile flooring, new cabinets and new appliances. They have also painted the interior and made modifications to the fence along 49th Street. This is one of the least modified homes on the HPNA Homes Tour this year.

In addition to the main house, there are two secondary buildings which the 1935 Sanborn Insurance Map indicates are a one-story garage directly behind the house and a one-story dwelling near the alley. The dwelling at the rear of the property is wood using the box-frame method of construction, meaning that the walls are only one board thick and there are no 2x4 wood studs to support the structure.

City directories indicate the house was rented in 1941-42 by Henry (a salesman) and Grace Burks; in 1944-45 by Reverend John R Tuttle; and in 1947 by Troy (attendant well service) and Edna Taylor. Owned by Lavan R. and Lucille Parkers (of Parkers Barber and Beauty Supplies), it was sold back to the Allison's in 1954, and they remained there until 1972. The former garage has been converted into a rental unit and the former dwelling at the rear of the lot is now abandoned and deteriorating.



HYDE PARK HOMES TOUR POSTERS

Illustrated by Hyde park resident Marc Burkhardt, these limited edition prints are available on the tour for \$10.



THE TRENCKMANN-BARRETT HOUSE

513 EAST 49TH STREET

ca. 1923

Owner: Mike Linnane

The Trenckmann-Barrett house originally stood at 906 West 23rd Street in the West University neighborhood. Gracious homes in that area have gradually given way to fraternity houses, co-op dorms, and condominiums. One such project prompted the sale of this house to Mike Linnane, who moved it to its present location and plans extensive renovations. The original porches were removed and the house sliced in two to facilitate moving, so it takes some imagination to reconstruct it, both as it was and as it will be. Photographs of the house in its original location and of the process of moving and plans for the remodeling will be displayed to aid the visitor in the process of imagining the reconstruction.

The house first appears in the 1924 Austin City Directory, as the home of W. A. Trenckmann and his wife, Tillie. Trenckmann was the proprietor and editor of *Das Wochenblatt* (founded in 1891), which claimed to have the largest circulation of any German language newspaper in the South. Its subscribers were, according to a 1922 advertisement, "in the majority thrifty German farmers."

By 1929 Marcus L. Barrett owned and occupied the house. He was joined there the following year by Lula Barrett, perhaps his sister. A librarian at the University of

Texas, she owned the house from 1942 until 1977. Over the years, current and retired staff members of the university rented rooms in the house. The original structure was altered to include separate entrances to the two downstairs bedrooms. From the late 1970s until recently the house was a rental property, most recently used for student housing. Mike Linnane bought it in 2001 and plans to return the house to its status as a one-family dwelling.

The original floor plan includes a living room, dining room, kitchen, two bedrooms and bath downstairs; four bedrooms and two baths upstairs. Mike's plans include a living room, dining room, fully updated kitchen, den, and guest room with bath downstairs, and upstairs: two bedrooms with bath and laundry, and a master suite. On the exterior, he will reconstruct the porches, though not necessarily in their original configuration. Given Mike's skills as a carpenter, the house will doubtless bear some of his characteristic Craftsman touches inside and out. This old house, doomed on its original site and moved to Hyde Park, will gain a new lease on life in its new surroundings.

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THE STRAIGHT HOUSE

515 EAST 49TH STREET

ca. 2000

Owners Earl and Shari Straight

Earl Straight and Mike Linnane, partners in Straight Line Properties, built this brand new Craftsman style house for Earl, Shari and their family in 2000. This is part of a project to develop four lots on East 49th Street, including the house recently moved from West 23rd Street to the lot next door, also part of the tour.

The Straight house is much larger than the older Craftsman bungalows found in Hyde Park, but it contains many of the same design features: high ceilings, stained glass, decorative railings on the porch, detailing on the window screens, and bracketing along the roof line.

The entrance hall, with its impressively high ceiling, is flanked by Shari's office and a guest room. The central hallway leads past the children's bedrooms, a bath and a half, and a laundry room, before opening out into the family room and kitchen-dining area. The plan is similar to earlier bungalows in the arrangement of the bedrooms along a corridor, but much more spacious given the openness of the family room and the sweep of the kitchen counters and the extensive window area. The stained glass in the transoms and the fixed horizontal windows are by James Zollo. Note also the maple floors, the custom-made pecan entertainment center, and the Arts and Crafts style crown moldings.

The handmade carpentry details are by Mike Linnane. Children visiting the house will especially like the secret hideaway behind the bookcase, next to the stairwell.

Upstairs to the left is Earl's office, decorated to resemble a sports bar. Note also the longleaf pine floors, salvaged from older structures. The master suite includes a bedroom with a sitting area, a dressing room (note the chute to the laundry room below), and a walk-in cedar closet that leads to additional storage space in the attic. The master bath offers the choice of a Jacuzzi tub, shower, or sauna. The two-story deck at the back of the house includes a hot tub on the upper deck. The two-car garage has a one-bedroom apartment above it.

This new bungalow demonstrates that it is possible to fill in spaces in older neighborhoods with houses that harmonize with the craft traditions and details of the houses already there.



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THE PATTERSON - STRICKLAND HOUSE

604 EAST 47TH STREET

ca. 1904-08

Owners: James and Barbara Strickland

The Patterson-Strickland house is located at 604 East 47th Street in the Patterson subdivision. The house was built between 1904 and 1908 in the American Foursquare style - a subtype of the Prairie style. This style is characterized by a square plan, a full width front porch, which in this case wraps around the corner to the West, large stone masonry piers that support the porch roof, and wide roof overhangs with boxed eaves. There is a stone chimney and the roof is hipped with a front gable that is offset from the asymmetrically located front door.

The first directory listing in 1906-07 was for Judge John M. Patterson, who lived on the property with his wife, Irene (died 1922), and their children. In 1924 he married his second wife, Emma. They lived there until his death, and the 1952-54 city directories note his widow in residence. The house was situated on an approximately 20-acre tract assembled by Judge Patterson. The Patterson farm was a "gentleman's farm" rather than a working, for-profit farm. Many details of the farm are unknown except that it had servants' quarters (which remain today in a highly altered state as a dwelling), and a stone water tower (the lower portion remains today) with an elevated wooden cistern (no longer present), and is thought to have

had a three-car garage/barn building, a chicken coop, a vegetable garden, and an irrigation system for watering the garden. The 1935 Sanborn Map substantiates this, and in fact shows four buildings besides the main house. The extent of the garden is unknown, but likely it was substantial.

Judge Patterson was a prominent Democrat and attorney in Austin, and served as the City of Austin Attorney and later, as a judge. At his death the house and land were divided among his heirs, his widow and four children. Tom and Lois Sutherland purchased the house in 1955, but lived there only briefly. Tom's sister is politician and raconteur Liz Carpenter.

James M. and Barbara Land Strickland purchased the house in 1965 from Weldon and Anita Brewer, and raised their family there. Their renovations to the house have continued over the past 37 years, and were mostly done by the owners themselves. The exterior was much as it is now, although leaded, beveled glass has been extensively introduced. Several sets of wooden exterior stairs have been replaced by the existing stone stairs. From paint scrapings, it was determined that the farmhouse was originally painted "barn red", a traditional rural selection when red oxide pigment was relatively inexpensive.

In 1965, the interior of the house reflected its status as a plain, unadorned farmhouse with twelve foot ceilings. The interior décor of the house has been embellished with new wood trim, coffered ceilings, and window treatments. Several rooms, including the Judge's secretary's room downstairs (currently the office of the bed and breakfast known as the Strickland Arms) and an upstairs bedroom are unaltered. The contrast is dramatic and shows the extent of influence the Stricklands' efforts have had on the home. The Stricklands also introduced the statues and fountains in the yard.

The Strickland Arms bed and breakfast opened in 1998 and consists of four rooms. The Stricklands are congenial hosts who truly enjoy having guests in their home, and they look forward to lively interchanges with an array of interesting guests.

BED & BREAKFAST RAFFLE.

The Stricklands have donated a two-night stay at the Strickland Arms for any time in June, July or August. Proceeds will benefit the ASH Volunteer Services Council. Tickets are \$1.00 and are available at the Patterson-Strickland House.



THE HUBBARD HOUSE

4104 AVENUE H

ca. 1999.

Owners: Don and Cindy Hubbard

This new home completed in 1999 was built on the site of a modest postwar cottage. Builder Priscilla Gibson intended to salvage as much as possible of the original structure. Although the house was carefully taken apart, the building elements turned out to be too dilapidated to reuse. As a result only the foundation dates from the previous house.

On that base the builder constructed a two-story structure that blends farmhouse and Craftsman elements. Gibson and the architect, James Dunaway and Associates, worked to develop a plan that would blend in with Hyde Park's varied architectural styles. The wide covered porch, side-gabled roof and horizontal siding are typical of the farmhouse style. Craftsman details include the river-rock column bases, chimney light fixtures, and a sturdy picket fence.

The facade makes the house look much larger than it actually is. The interior has a compact yet spacious feel thanks in part to the 10-foot ceilings and pale wall colors. Arts and Crafts details include oak floors and a motif of four-paned windows set high in the walls. The windows provide light as well as a measure of privacy from the Montessori School next door.

The two front rooms are dominated by the imposing rock fireplace; modern Arts and Crafts furniture give the rooms an airy uncluttered feel. On the landing at the top of the stairs is the children's work area; both bedrooms on the second floor attest to the daughters' passion for horses.

The serene master bedroom downstairs has French doors that open onto the deck. Large closets in this and the other bedrooms correct the perennial shortcoming of storage-starved old homes. The adjoining bath has a clawfoot tub, glass-front cabinets, and a black-and-white tile floor characteristic of early 20th century baths.

That look is carried through in the kitchen with its Arts and Crafts-style cabinets, decorative tile accents and apron-front sink with old-style center faucet. In the dining area is a turned-leg dining set and buffet from the 1920s.

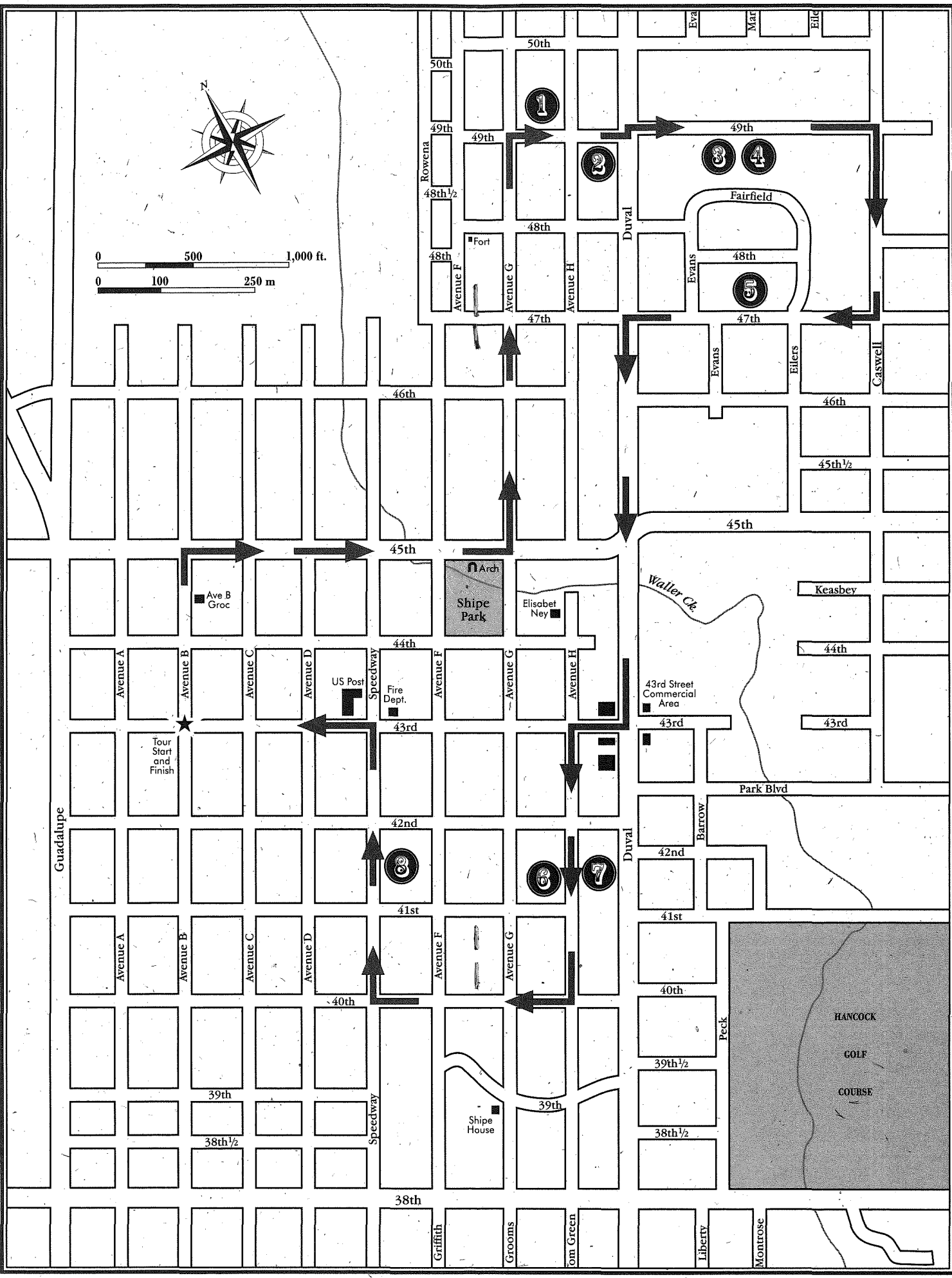
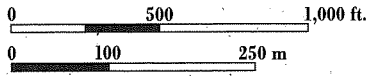
In the back yard, shortened to make room for alley parking; is the original detached garage with a new roof and siding. Bud Twilley's graceful landscaping borders the garage and house; period plants frame and unify the whole. Take the stepping stones around the side to the front of the house to see the koi pond; this round stone construction echoes the many cisterns and wells that once dotted Hyde Park.



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THE WILLIAMS-WEIGL HOUSE

4107 AVENUE H

ca. 1911

Owners: Don and Vallorie Balsamo

Recently designated a Recorded Texas Historic Landmark, the Williams-Weigl House is brimming with fascinating objects its owners have collected over the years. But the greatest collectible is the house itself, a 1911 bungalow that gracefully combines Art and Crafts with Classical Revival influences. The house's moderate scale and construction materials—brick and wood—remind us that by the early 20th century Hyde Park was a working-class neighborhood. In fact, for nearly five decades metalworker Lee Weigl, one of the city's most prominent artisans, lived here.

The house was built for Harvey and Euphemia Sinclair Williams. Mrs. Williams' sister Annabelle was married to respected nurseryman F.T. (Fruit Tree) Ramsey, and nursery fields later became Rosedale, Ramsey and Sinclair Avenues. A South Austin elementary school was named for the Williams' educator/athlete son Harvey Sinclair Williams, and by coincidence the current owners' daughters once attended school there.

Lee Weigl bought the house in 1947. He, along with his father Fortunat and his brother Herbert, had founded F. Weigl Iron Works in 1922. For 55 years the Weigl family crafted fine ornamental ironworks for many of Austin's

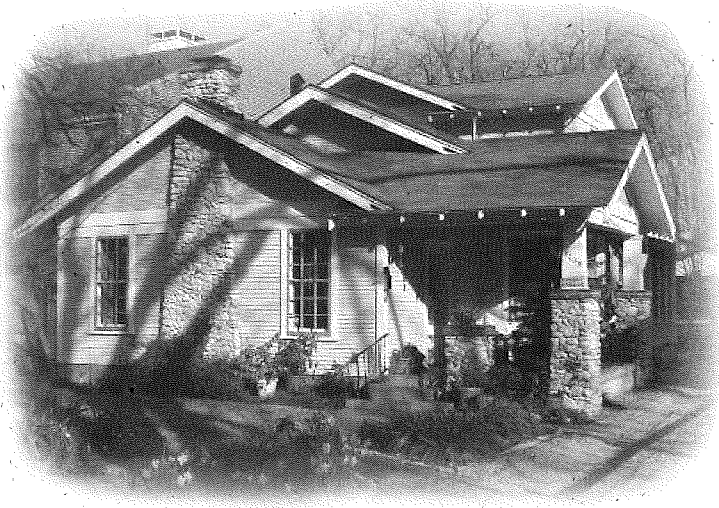
homes and public buildings. (The Weigl business was run from what is today Iron Works Barbecue, at the corner of Red River and Cesar Chavez streets.)

In 1992 the Weigl family sold the house to the Balsamos, who promptly set about making repairs and judicious changes to the exterior. They also removed the green asbestos siding to reveal the original tongue and groove exterior. Most recently, a hedge, brick columns, and two iron gates were installed in the front yard. The gates were originally forged by Lee Weigl as window bars, and later modified by his son Tommy for their present use. The lamp post and the mailbox are also examples of Weigl handiwork, as are the overhead light, railing, and decorative brackets on the generous porch. Simple square columns, wide overhanging eaves, and a hipped roof with dormer window create a simple, pleasing façade.

Inside, the house has been lovingly, and extensively, restored. Earlier occupants converted the central hallway to a walk-in closet; otherwise the interior is essentially unchanged from its original design. Walls were stripped of wallpaper to reveal the underlying shiplap. The longleaf pine ceilings, floors, and trim have been refinished. Furniture in Mission and other early 20th century styles complement the Arts and Crafts interior. The master bedroom in the back of the house features a 1905 Gustav Stickley chest of drawers—along with the pride and joy of the owners' collection, a Texaco 1950s toy truck. Curtain rods in both bedrooms were forged by the Weigls.

The rear bathroom and a part of the kitchen occupy what was originally a sleeping porch. Although the kitchen has been reorganized and fitted with black granite countertops, the room retains a delightfully old-fashioned feeling. The Balsamos supplemented the 1960s cabinets with older ones discovered in the garage. ("We tried to use everything we found on the property".) Claiming much of the available surface space is an astonishing array of mixers and blenders, virtually all in working order.

The living and dining rooms retain typical Arts and Crafts detailing, including room dividers, window seats, and picture and plate rails. Restored wooden blinds in both rooms reveal the beauty of the window trim. The chandeliers in the dining room were rescued from under the house and restored. Outside the home is another sign of the owners' respect for the old: the Weigl name still hangs from the lamp post.



THE JOHNSON HOUSE

4109 SPEEDWAY

ca. 1925

Owner: Mickey Abel-Turby

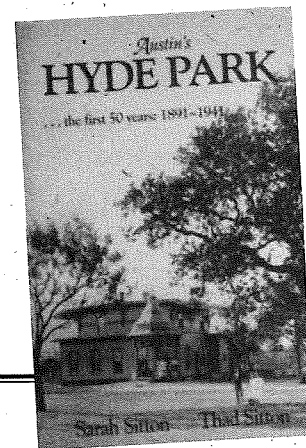
This distinctive bungalow was built in the mid-1920s by the real estate firm of Monroe Shipe and Son, the developers of Hyde Park. The rounded creek stones used in the striking central chimney match the stone work of the Bailey-Houston house across the street at 4110 Speedway, whereas most other stone work in Hyde Park is square-cut field stone.

Thomas H. Johnson, an Inspector in the State Health Department, and his wife, Ann, purchased the house from the Shipe firm and lived there until 1954. From 1955-62, the owners were Rodney Montague, an insurance agent, and his wife Martha. Thereafter, the house changed owners several times and was a student rental property for most of the 1960s and '70s. Steve Ellis purchased it as a residence in 1978 and later rented it out. The current owner, Mickey Abel-Turby, bought the house from Ellis in 1990. As their daughters grew, the Turbys felt the need for more space, and so in 1999, they expanded and remodeled the house in keeping with its original style. The remodeling contractor was Steve Franke of Square One Construction, a Hyde Park firm.

The front room features a creek stone fireplace and natural shiplap walls. French doors lead to the dining room and to the study, originally a bedroom. The earlier hallway was opened up, with a wall of closets on the left, and open book shelves on the side of the study.

The master bedroom was a former sleeping porch. The master bath was expanded somewhat. The kitchen is partly original, with a lot of added storage space. The back wall of the kitchen, where the house originally ended, has been opened out into the new family room. Distinctive features here are the wooden floors and posts and railings on the staircase, taken either from the original roof joists or from salvage, and the stained glass windows, also salvaged from an old Austin house. The rear window opens the back of the house to a view of the garden, where one notices some of the original creek stones in the pavement. Upstairs is a landing open to the space below, a laundry, the children's bath, and two bedrooms.

Abel-Turby has furnished her home with a number of antiques. Old cabinetry is also built in to the bathrooms. This older bungalow has kept its character while expanding to fit contemporary family needs.



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HOW TO BUILD A WALL

Homes Tour visitors may notice something new this year as they pass Shipe Park on 45th Street: a sturdy wall of petrified wood crowned by a handsome iron arch. But the wall is more than just stone and metal. It's a story of our neighborhood - of planning, hard work and plain old serendipity.

In fact, the wall began with destruction.

Walgreens had slated a new pharmacy for the corner of 45th, a project that meant the demolition of the old Petrified Forest Motel on Guadalupe. Under the leadership of neighbor Stan Kozinsky, tons of petrified wood were salvaged from the old motel. Some was incorporated into the new pharmacy façade. The remainder was donated to the neighborhood for use in an as-yet-unspecified public project.

Parents had long been concerned about the north edge of Shipe Park, an unfenced stretch abutting busy 45th Street. With tons of free rock suddenly

available, Stan Kozinsky sketched out a design for a wall. Neighbor Suzee Brooks rose to the fundraising challenge. Suzee's first step was to create a list of goals for the project:

- Improve safety for kids in the park's north section.
- Enhance the roadside environment and promote traffic calming.
- Support the new pedestrian crosswalk on 45th Street.
- Use reclaimed historical materials.
- Provide an esthetic gateway to our park.
- Celebrate our sense of pride in our community.

With goals in hand, Suzee culled donations from the neighborhood association and local residents, including a generous matching grant from an anonymous donor. The city's Parks and Recreation Department got on board, too, giving the green light on safety and maintenance requirements and donating some materials and equipment.

That's how, on a bright blue morning shortly after New Year's Day, commuters on 45th Street saw something different as they passed Shipe Park. Simple, elegant iron letters silhouetted against the sky, arching out of a sturdy rock wall.

A wall to keep our kids safe, a gateway to beautify and celebrate, a bit of history reclaimed, a neighborhood working together.

What you see is strong and lovely. What you can't is even more so.

— SUSAN MOFFAT

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ABBREVIATED HISTORY of HYDE PARK

As one of Austin's earliest subdivisions, Hyde Park was platted by Monroe Martin Shipe in 1891. Located to the north of the University of Texas campus, Hyde Park was initially envisioned as a model neighborhood with a large park on the southwest side, two man-made lakes, electric streetcar connections to downtown, electric street lighting, sidewalks, street trees and other improvements such as alleys, water, sewer and electricity. The lots were laid out in 25' increments, and it was the buyer's decision to buy two, three or four 25' modules of land on which to build their home.

The first houses built in Hyde Park were stylistically pretentious examples that fulfilled the developers' promotional ideals of an affluent suburb with large, impressive residences for wealthy aristocrats. Corner lots were the among the first sold and today display the larger, more elaborate homes. Despite these early marketing strategies, after the turn of the century, Hyde Park was advertised as a development for the working and middle classes. Subsequently, the architectural character shifted to smaller, more modest frame houses.

The busiest years of the subdivision's build-out occurred between 1921 and 1935. The majority of homes were erected by local builders, lumber yards or independent contractors who may have built speculatively or for specific families. They probably used plans that appeared in pattern books or other publications of the time. These standard designs may have been modified to suit the needs and tastes of the prospective home owner.

Styles include Victorian Queen Anne dwellings that emphasized asymmetry and a vertical emphasis, hence many of the earliest examples were two-story, although many one story examples remain.

Other Victorian-era houses include vernacular wood frame dwellings known as Folk Victorian with countless variations in the applique of ornament including turned wood columns, jigsawn brackets and balusters, and spindlework.

Bungalows are the most prevalent house-type found in Hyde Park. They feature a more open floor plan where rooms flow into one another, a horizontal emphasis featuring low pitched roofs, wide roof overhangs, and large front porches. There are several subtypes of bungalows that reflect the Arts and Crafts or Prairie style traditions displaying exposed roof rafter ends, triangular knee braces in the gables, battered box columns supporting the front porch, double-hung windows and front doors with a series of vertical glass lights above a horizontal bar with dentil-like supports.

Tudor Revival residences are less commonly found and rely heavily on historical precedent. Distinctive features

include steeply pitched gabled roofs, asymmetry, round-arched doors, elaborate and conspicuous chimneys.

American Foursquare style residences are square or rectangular in plan with full-width front porches, and low-pitched hipped roofs with broad overhanging boxed eaves.

Other revival styles found to a lesser degree - in the neighborhood include Classical Revival, Colonial Revival and Spanish Colonial Revival.

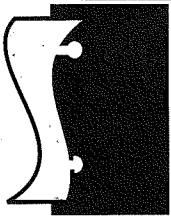
The Hyde Park Neighborhood Association (HPNA) was formed in 1974. To mark this collection of historical styles, the Hyde Park neighborhood from Guadalupe on the west, 38th Street on the south, Duval on the east and 45th Street on the north was designated a National Register Historic District in 1990. The Neighborhood Plan adopted by the City of Austin in April 2000 includes the area from Guadalupe on the west, 38th Street on the south, Red River on the east and 51st Street on the north. The Hyde Park Design Guidelines provide guidance in renovating existing buildings as well as the design of new homes and buildings. In January 2002, the City of Austin adopted the Hyde Park Neighborhood Conservation Combining District (NCCD) which revises existing zoning in the area. It encompasses Hyde Park south of 45th Street and is a direct reaction to intense development pressures. These planning efforts are meant to preserve the historic integrity of the neighborhood as well as guide infill development so it is sensitive and of the proper scale.

Both north Hyde Park and south Hyde Park coalesce around the fire station, Shipe Park and the commercial area at 43rd and Duval Street as well as the commercial strip along Guadalupe and the need to accommodate sympathetic change. One of the homes on today's tour was rescued from another part of Austin and has been recently moved onto its site, while another has been designed to blend into the fabric of the neighborhood and is newly constructed. Most, however, retain their historical integrity by remaining in their original location and undergoing few exterior alterations.

The Hyde Park Neighborhood Association wishes to thank Hardy-Heck-Moore and Martha Freeman for their enduring contribution to the documentation of the history of Hyde Park.

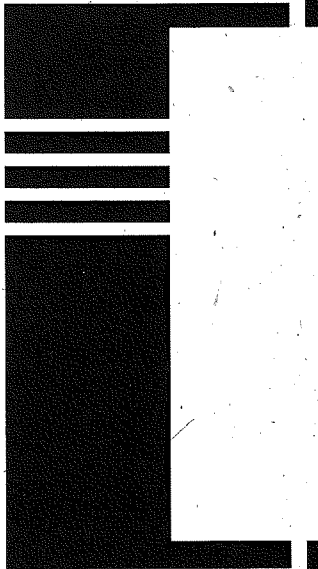
The Hyde Park National Register Historic District nomination prepared by Hardy Heck Moore and Martha Freeman was used as the source for this narrative.

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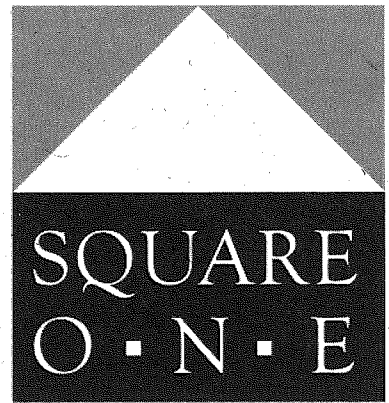
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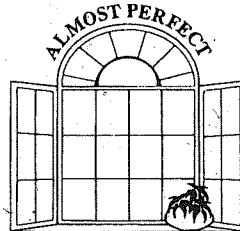
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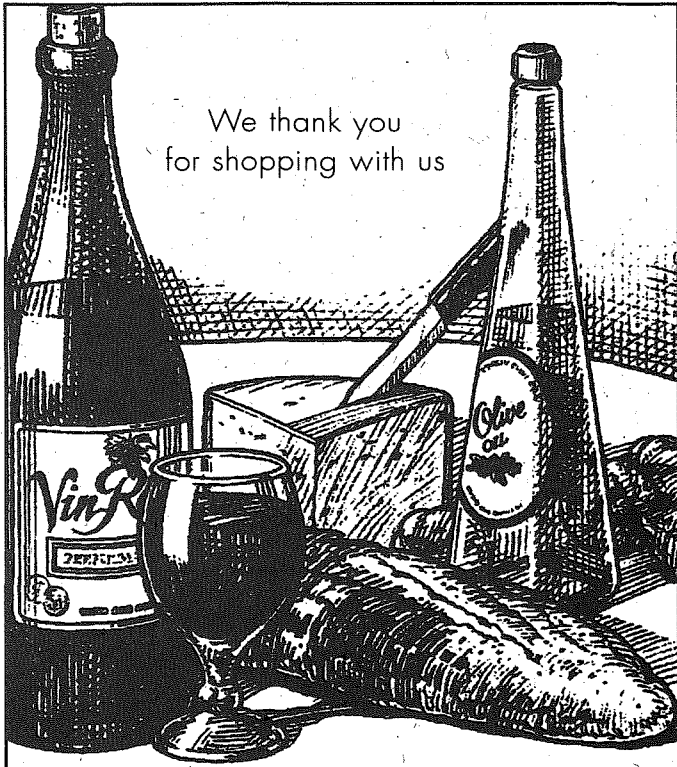
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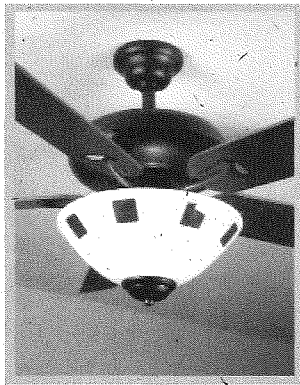
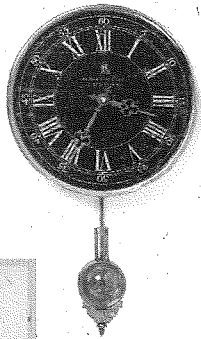
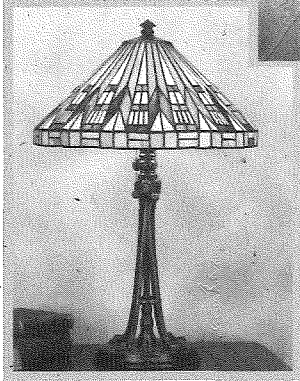
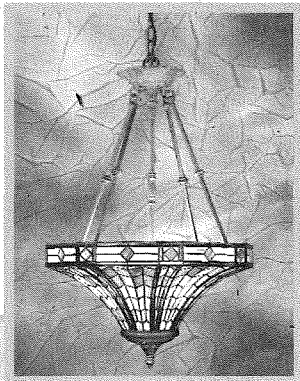
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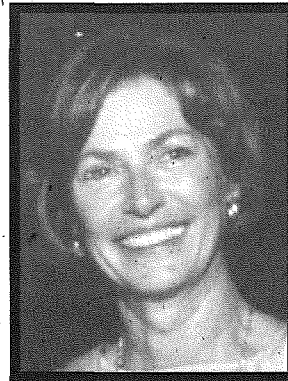
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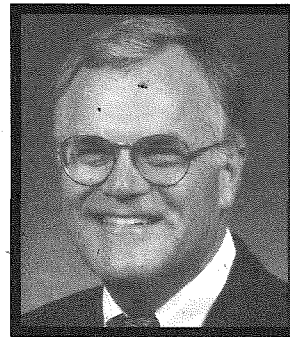
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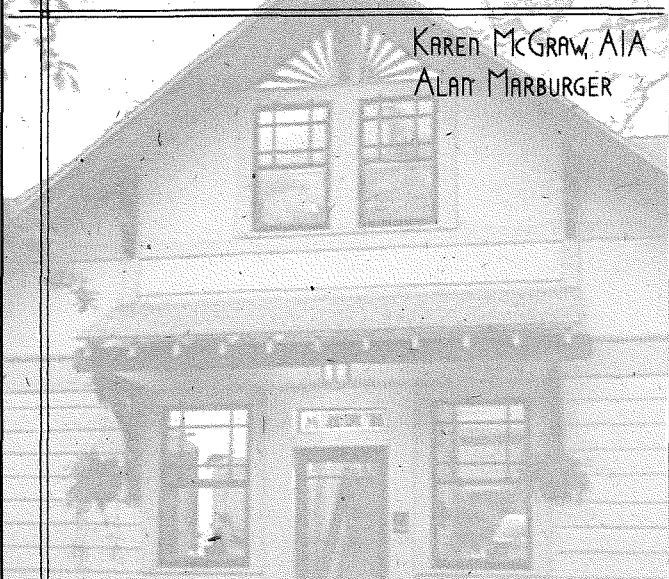
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