

*Carol McGraw*



### *Shipe Park Arch*

Funded by donations from the neighborhood association and local residents, this beautiful gateway to our neighborhood was built with stone salvaged from the old Petrified Forest Motel on Guadalupe, topped with custom iron work.



### *2003 Homes Tour House Captains*

- |                           |                  |
|---------------------------|------------------|
| David and Susanna Arscott | Linda Pennington |
| Wendy Biro-Pollard        | Sharon Majors    |
| Sandra Dickson            | Sam Waring       |
| Stan and Rae Kozinsky     | Liz Williams     |

### *2003 Tour Home Owners*

- |                                 |                        |
|---------------------------------|------------------------|
| Margaret Ragsdale               | VR and Pam Whittington |
| Paul Williams and Celina Romero | Larry and Susan Gilg   |
| David and Susanna Arscott       | Gary and Wanda Penn    |



**HISTORIC**

**HYDE PARK**

**HOMES**

**TOUR**

*two thousand three*

SPONSORED BY

**HYDE PARK**

*Neighborhood Association*

FATHER'S DAY  
WEEKEND  
JUNE 14 & 15, 2003

1

ASH MAIN BUILDING  
41ST & GUADALUPE  
*Wendy Biro-Pollard - House Captain*

2

THE ANDERSON-FROMBERG  
HOUSE  
4203 AVENUE C  
*Sarah Dickson & Liz Williams  
House Captains*

3

THE KOZINSKY/  
WILLIAMS-ROMERO HOUSE  
203 EAST 47TH  
*Stan & Rae Kozinsky - House Captains*

4

THE TURNER-PRILOP  
HOUSE  
605 EAST 49TH  
*Susan Arscott House - Captain*

5

THE ARSCOTT HOUSE  
607 EAST 49TH  
*David Arscott - House Captain*

6

THE WALKER-MORRISON-  
SMITH HOUSE  
4615 CASWELL  
*Sam Waring - House Captain*

7

THE KIRSCHNER - GILG HOUSE  
3908 AVENUE G  
*Sharon Majors - House Captain*

8

THE PAGE-GILBERT HOUSE  
3913 AVENUE G  
*Linda Pennington - House Captain*

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

**SPECIAL THANKS** *from the 2003*  
**HISTORIC HYDE PARK HOMES TOUR**

Austin State Hospital  
Jack Taylor & Phil Postins at Priority Copy  
Express Alterations, Ace Custom Tailors,  
New World Deli, Fresh Plus, Breed & Co.,  
Hyde Park Bar & Grill, Hancock Recreation Center,  
Cush Cush Fabrics & Furnishings, Celebration,  
Quack's 43rd Street Bakery,  
Room Service Vintage and Flight Path Cafe  
Casa Verde Florists  
Marc Burckhardt  
Austin Chronicle, Austin American-Statesman,  
Austin360.com, Rachel Elsberry and News 8 Austin  
KUT-FM and KGSR-FM  
KMFA-FM

**TOUR COMMITTEE** *of the 2003*  
**HISTORIC HYDE PARK HOMES TOUR**

Bob Breeze  
*chair*  
Gary Penn  
*co-chair*  
Anne Stevenson  
*design*  
George Wyche and Sherri Wyche  
*web page design*  
Peter Flagg Maxson  
*historic review*  
Margot Thomas  
*page sponsors*  
John Lawyer  
*ad sales and publicity*  
Marcus Ollington  
*cartography*  
Katie Vignery, Paula Rhodes,  
Julie Lake, Gary and Wanda Penn  
*house write-ups*  
Michael Capochiano  
*ticket sales*  
Alan Marburger  
*buses*

**AND**  
the many dedicated docents, trolley conductors,  
and other volunteers  
who have made the tour a great success

**WWW.HYDEPARK-NA.ORG**

## WELCOME to the 27<sup>TH</sup> ANNUAL HOMES TOUR in HISTORIC HYDE PARK!

This year's Tour features buildings ranging from Master Builder Abner Cook's 1857 Main Building at the Austin State Hospital to an 1893 home with recently built accessory building to a house completed this spring. All illustrate how residents have adopted existing houses to meet their preferences while retaining the advantages of an "organic" multiuse neighborhood located near the center of the City.

Hyde Park is one of Austin's first planned suburbs, originally served by an electric trolley line that ran up Speedway from Downtown. When the first dam on the Colorado washed away in 1900 they reverted to mule traction until alternative sources of electricity become available. Similarly the neighborhood has adapted, to and survived changes in the city environment including the triumph of the motor car and the flight to, and subsequent return from, the distant suburbs by portions of the middle class who eventually came to see the advantages of not living at the far end of a congested highway.

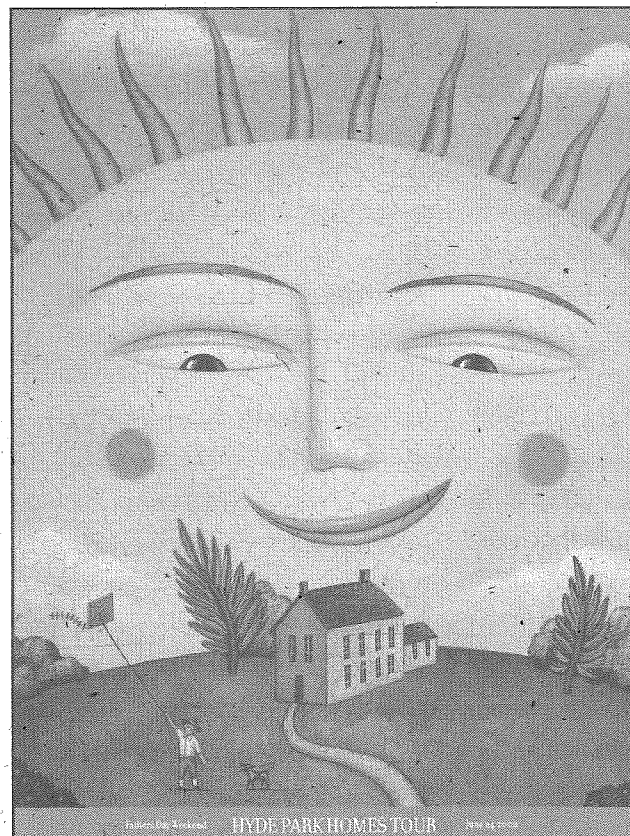
Hyde Park contains houses from every era since the turn of the previous Century creating a diversity of house type, style, age and size that we believe adds interest and attraction to our neighborhood, compared to the uniformity of type, size and cost sought by newer suburbs. This year's Tour features equal numbers of houses in the "square" part of Hyde Park below 45th Street and the northern portion extending to 51st Street. We are particularly proud of the way the North Neighborhood has thrived since the end of the airplane noise. One or more renovation, restoration, remodeling or expansion projects is nearly always underway as people adopt the best parts of the 19th and 20th century's housing to meet their current needs and preferences.

One of the adaptations that has helped keep the neighborhood a place for families of reasonable means to live is construction of garage apartments to help pay the

taxes and provide living spaces for students and others whose presence contributes to the neighborhood's vitality. These freestanding structures respond to City Hall's call for in-fill without damaging the fabric of the existing streetscape in the way that teardowns and Superduplexes do. All of the homes on the Tour have or plan such accessory structures, some of which will be open for viewing.

### BRUCE NADIG AND GARY PENN

*Co-presidents, Hyde Park Neighborhood Association  
2003*



## HYDE PARK HOMES TOUR POSTERS

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



ASH MAIN BUILDING  
41ST & GUADALUPE  
ca. 1857

An architectural treasure from Texas' early days of statehood rests just a few blocks from the western edge of Hyde Park. The old Texas State Lunatic Asylum, which now houses the administrative staff of the Austin State Hospital, is the third oldest standing public building in our state. With its completion in 1861 in the lush countryside north of Austin, the hospital stood as a beacon of hope and tolerance for the treatment of the mentally ill.

The asylum movement in the United States and Europe reflected the belief that people recently diagnosed with mental ailments could regain their sanity in an idealized environment free from the stress of everyday life. Asylums strived to provide a healthy diet, exercise, fresh air, adequate rest, a strict daily routine, social contact, and a kind but firm approach. This humanitarian philosophy marked a vast leap forward from earlier theories that mental illness stemmed from demonic possession and proscribed treatments such as flogging and cold water to drive out the demons. Texas modeled its asylum after an innovative program developed in Philadelphia by Dr. Thomas Kirkbride. The Philadelphia maverick had pioneered new, progressive treatments for the mentally insane, including behavior modification, drug therapy and an unrestrictive environment.

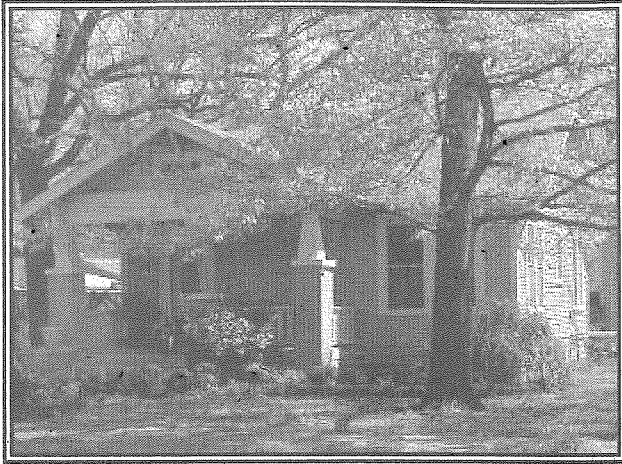
The lunatic asylum, later renamed the Austin State Hospital in 1925, strived to offer patients the most modern treatments, including art, music and recreational therapy. It also provided state-of-the-art medical care, such as psychiatric drugs, hydrotherapy, electro-convulsive shock treatment, and on rare occasions, surgical lobotomy. Visitors to the administration building can view intriguing medical artifacts. From 1904-1928, the asylum also housed the Pasteur Institute, which provided rabies shots to afflicted Texans.

The original building, which was dressed up with a classical portico in 1904, offered three stories and a basement for administrative offices and staff and patient quarters. Its thick, hard plaster walls could endure frequent scrubbing and the thick limestone walls and high ceilings offered relief from the Texas heat. Noisy patients were separated from quiet ones, and all patients lived above ground in rooms with at least one window. As the patient population grew from the initial 12 patients to nearly 700 by the late 1890s, additional wings and buildings sprang up. The asylum functioned as a self-supporting village with artesian wells, gardens, a dairy, ice factory and a sewing/tailor shop. These other historic structures were eventually destroyed by fire or demolished to make way for newer buildings.

Early residents of Hyde Park were drawn to the expansive, landscaped asylum grounds, taking carriage rides on the 600 yards of graveled drives and enjoying picnics under the live oak trees and along the banks of lily ponds. Children of the era explored the Japanese-style gardens and paddled small boats to the tiny islands dotting the large lake on the southeastern corner of the property.

While a sense of timelessness pervaded the beautiful fenced grounds, the hospital nonetheless felt the impact of the passing years. So many attendants fell ill or fled with fear during the devastating 1918 influenza epidemic that patients had to run the wards. World War II brought personnel and food shortages. Racial integration began in 1958, ending the practice of separating black patients into inferior quarters. The new emphasis on personal freedom championed by the civil rights movement helped fuel the community care movement, eventually emptying the beds of the Austin State Hospital and other institutions. The Austin State Hospital, which once housed more than 3,000 patients during the 1960s, currently acts as an acute care facility for its 300 patients. Patients typically stay a few weeks until their condition stabilizes and they can return to their communities.

Second Hand Lions  
Michael Carr Robert Dural  
Haley Joel Osmet Sept 14



## THE ANDERSON-FROMBERG HOUSE

4203 AVENUE C

ca. 1922

Owner: Margaret Ragsdale

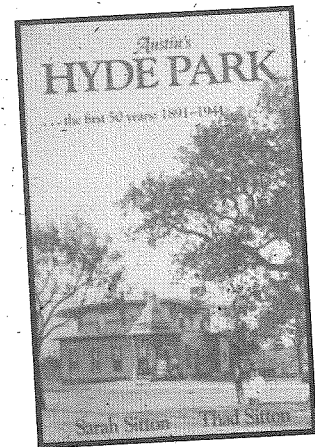
This 1922 Craftsman Bungalow was originally built as a one bedroom one bathroom home. A second bedroom and bathroom were later added at the back of the house.

Mrs. Gussie M. Anderson, a widow, lived in the house from 1929 to 1952. Several different renters lived in the house in the 1950s and 1960s until 1966, when Lessie Fromberg, also a widow, lived in the house until 1979. William and Dixie Fromberg lived there in the 1980s.

Before buying the house, the current owner peeked under the rust-colored carpet, and discovered the original longleaf pine floor underneath. As her first order of business, she pulled up the carpet, had the floors refinished, removed grass rattan wallpaper throughout the house, and refinished the walls.

She retained the configuration of the living room, with its working fireplace and original mantel. The partial wall separating the living room and dining room is a restoration; in this and other rooms, the original ceiling vents remain.

As the owner renovated the home, she either retained or added details in keeping with the style of the house. The kitchen's crown moulding, beaded board and beveled glass cabinets are examples. The claw foot tub in the guest bathroom is from 1900 and the pine floors in the master bedroom were rescued from a South Austin warehouse. The back yard is shaded by a 100-year old pecan tree, one of two on the property. The garage, which was built in 1970, is next on the owner's to-do list: its roof will be raised and it will be finished out as a studio/office.



Hyde Park's own unique history as told by those who were there (here). Available for \$10 on the tour and at Avenue B Grocery.

## The HYDE PARK

Neighborhood Association

Please join us.

HPNA general meetings take place on the first Monday of each month.

Go to [www.hydepark-na.org](http://www.hydepark-na.org) for more information.

We look forward to seeing you there.





## THE KOZINSKY/ WILLIAMS-ROMERO HOUSE

203 EAST 47TH

ca. 1983

Owners: Paul Williams & Celina Romero

Local resident and craftsman, Stan Kozinsky, purchased this lot from Juanita Fields late in 1983, and replaced the existing ramshackle shotgun house, moved to the location from east Austin in the 1960's, with a new, 1700 square foot, house. This provided 3 bedroom, and 2 baths in spite of limitations imposed by the small lot size, existing trees and city impervious cover and setback codes.

The original house had a formal dining room and a formal family room, but no informal dining or family rooms. There were two bedrooms and one bath on the ground floor and a master suite with bath upstairs. Parking was located on a curved drive at the front and screened from the street by a low wall of rusticated concrete blocks made on Stan's 100-year-old block-making machine. Within months, newlyweds Paul Williams and Celina Romero purchased the house.

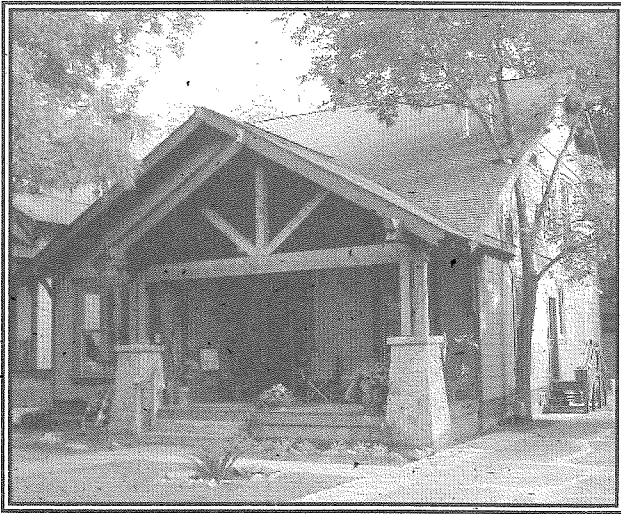
By 1991 they had two daughters and this increased family size necessitated the first remodel. Stan Kozinsky bumped out the rear of the building ten feet to add a second

bedroom upstairs and a sunroom downstairs. Then, in 1997, an adjoining lot was purchased to provide the property with a side yard.

In 2002, after much discussion about whether to move to a larger house or ask for Stan's help yet again, the owners decided to remain in the neighborhood. The second remodel added twelve feet upstairs and down to the west side of the house creating space for a fourth bedroom and second full bath upstairs. Downstairs, walls and rooms were rearranged, windows were relocated and former windows became doorways. The result was a new formal dining room and kitchen, a large family room and half bath, and a large wrap-around porch complete with round turret detail on the corner. A separate garage with workspace and overhead playroom were also constructed so that the curved drive in the front yard could be deleted.

Great effort has been taken to use every inch of available space. Ducts were hidden in angle walls, ceiling heights and finish details were designed around the need to run electrical and plumbing lines, closets were located and sized to disguise HVAC equipment. This attention to detail even extends to the garage where original kitchen cabinets were reused and a unique dog washing station was created.





## THE TURNER-PRILOP HOUSE

605 EAST 49TH

ca. 1941

Owners: *David & Susanna Arscott*

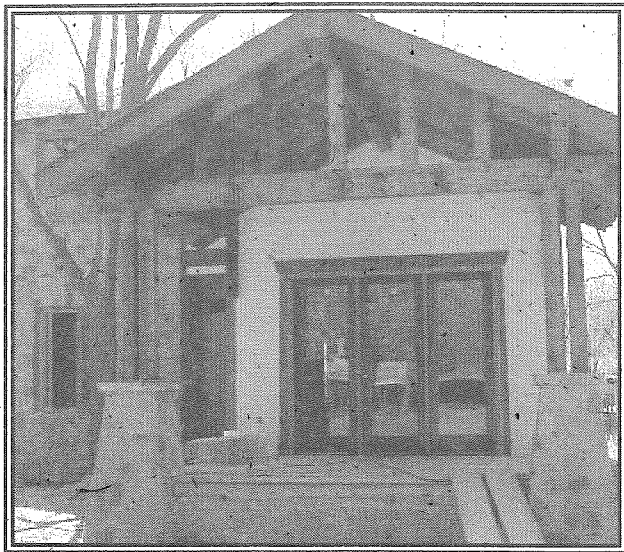
This house, "the Green House", first appears in Austin city directories in 1941 when it was built for Wilbur Turner, a Captain in the Austin Fire Department. The longest-term occupants were John C. and Emma Prilop, who moved in by 1952, Emma remaining until 1983. The original building was a Cape Cod design of 840 square feet, consisting of a main block 30 feet wide by 24 feet deep. Unusual for the period, the walls were framed 9 feet tall and concrete piers were used for the foundation. Otherwise, it was typical of the area, with white oak flooring laid directly on the joists, box frame construction with tongue and groove pine siding on the interior (this system did not use headers for door or window openings) and a lightweight roof of 2 x 4's.

David and Susanna Arscott, who collectively are Hassaw Homes, completed reconstruction in 2002, which transformed the building into a home of 2,563 square feet. It has thoroughly modern systems, fixtures and appliances that portray the Arscotts' favorite Craftsman style.

A visitor entering the central hallway notices the oak staircase trimmed with darker Brazilian ipe wood, also used to trim the granite counter tops between the large kitchen and open main activity area. The front wall of this space is the back wall of the original house. Well-regarded house painter Ofelia Sarabia's craftsmen hand troweled the walls, giving the interior a rustic, hacienda finish. The earth-toned tiles flooring the sunroom at the rear of this area makes a transition to the brick paved outdoor area just beyond. Mr. Arscott, a former planner for Metro Toronto in Canada, contends that the brick paved areas installed over sand beds will absorb and hold more rainwater than the adjacent undisturbed grass-covered soil.

The large LoE2 windows combine with R20 walls and R30 ceiling insulation to dramatically upgrade energy efficiency compared to the pre-war original. The roof of the house was re-framed with larger rafters to increase strength and to provide appropriately substantial "lookouts" where the rafters extend past the fascia to support the 24-inch overhang. The rafter supports interact visually with the four by four decorative Eastern Cedar roof brackets. TechShield, a structural material with a radiant barrier bonded to the underside was used to deck the new roof. The new front porch is timbered with massive Western Red Cedar beams supported by sandstone columns. Note that the eave has cutouts in several places to accommodate the pre-existing trees growing close to the house. These in turn interact with the 28 large and 4 smaller windows to bring light and nature into the house. All four exterior doors also have glass.

The new garage is detached to match the neighborhood pattern and to meet the builder/ designer's aesthetic preference. The 20' by 20' upper room is a studio, not a garage-apartment since, while it is heated and cooled, it deliberately was completed without plumbing. It is finished with an oak floor and accessed by an exterior Arts and Crafts stair made of fir and ipe.



## THE ARSCOTT HOUSE

607 EAST 49TH

ca. 2003

Owners: David & Susanna Arscott

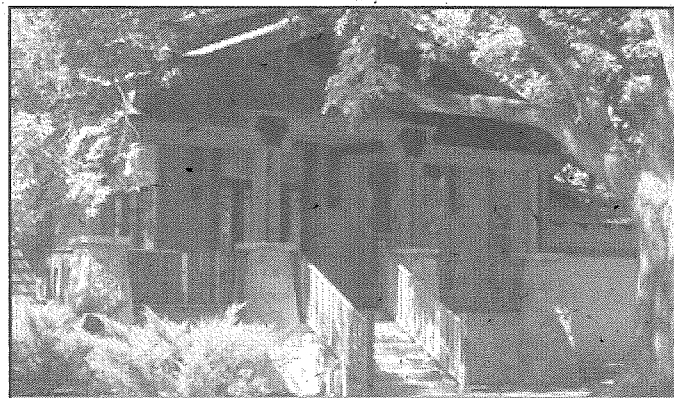
The Yellow House or the "Stone Tower House" is the newer of the two East 49th Street houses built by David and Susanna Arscott. The house incorporates the Arts and Crafts or Craftsman style, the Arscotts' favorite. Examples of this style are found throughout the neighborhood, both period and contemporary. The porch timbering, high baseboards and wide window trim with angle cut ends are illustrative, as are the 4" by 4" eave brackets on the exterior. Ceilings downstairs are 10' except for the front study/living room where the peak is over 15 feet. While the house echoes early 20th century styles, it is designed to modern energy efficiency levels with double paned LoE2 low emission glass to reduce heat flows through the tall casement windows and R44 insulation in the roof. The insulation is divided between under the attic floor and above the finished attic ceiling to increase the habitability of the attic space, which has 600 square feet of storage.

Overall floor area exceeds 3400 square feet and the spaciousness of the house reflects the unusual 187' deep lots along the block. Based on the owner/builder/designer's

experience with the remodeled house next door, the kitchen work area is enlarged and the adjacent living area decreased, compared to the earlier project. The additional space is used in part to accommodate two sinks, both of which have a view of the built-in entertainment center. Notice that the kitchen cabinetry is largely devoted to large horizontal pullout drawers below the granite counter tops.

Exterior doors are all eight feet tall. The very large two-part closet within the master bedroom suite is a vivid contrast to the typical pre-World War II Hyde Park house that, un-remodeled, is usually quite short on closet space by contemporary tastes.

As at the "Green House" next door, Brazilian Ipe wood is used as an accent trim with oak in the interior and also as the primary material for a rear deck that wraps around two trees that shade it with their canopies. Two of the most striking features of the house are best viewed from the outside: a front porch that is accessible only from the inside and the two story square "stone tower" design focal point on the other side of the front door.



**WE DESIGN AND BUILD  
PERIOD HOMES IN AUSTIN.**

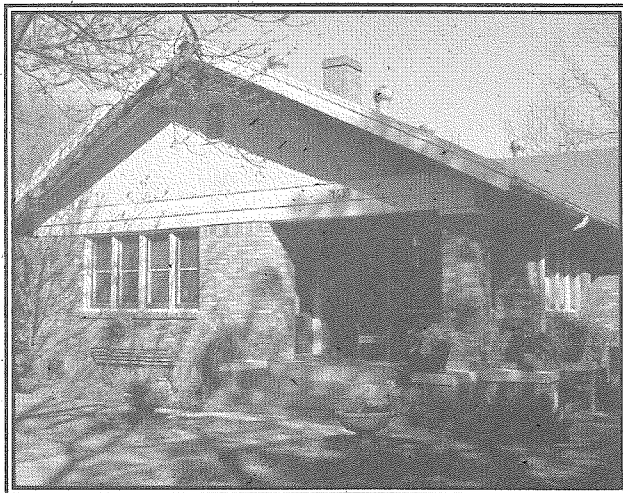
OUR SPECIALTY IS ARTS & CRAFTS,  
INCLUDING CRAFTSMAN,  
MISSION AND SPANISH REVIVAL.



DAVID ARSCOTT • SUSANNA REYNOLDS

452-2514





## THE WALKER-MORRISON- SMITH HOUSE

4615 CASWELL

ca. 1919

Owners: Pam & V.R. Whittington

V. R. and Pam Whittington own the Craftsman-style home at 4615 Caswell Avenue. The home is located in what is now referred to as North Hyde Park, but was called W. T. Caswell's Addition to the Ridgetop Annex when it was platted in 1910.

Mary Louisa Saul Walker built the home in 1919. A forty-year-old widow, she married William John Morrison, "a widely known travelling man of Austin," and they moved into the home in early 1920. On August 28, 1920, she died of chronic Bright's disease. The Austin Statesman reported headlines that a "Well Known Austin Woman, Down Town to Hear Election Returns, Meets Tragic End." Mr. Morrison lived in the home until 1925, when the J. B. Webb family purchased it and lived there about a year.

In June of 1926, A. F. and Amanda Smith purchased the home for \$14,000. The Smith's four daughters were raised there. In 1936, the Smiths added the garage apartment, which is typical for Central Austin. After Mrs. Smith's death in 1963, her granddaughter owned the home until 1979. After

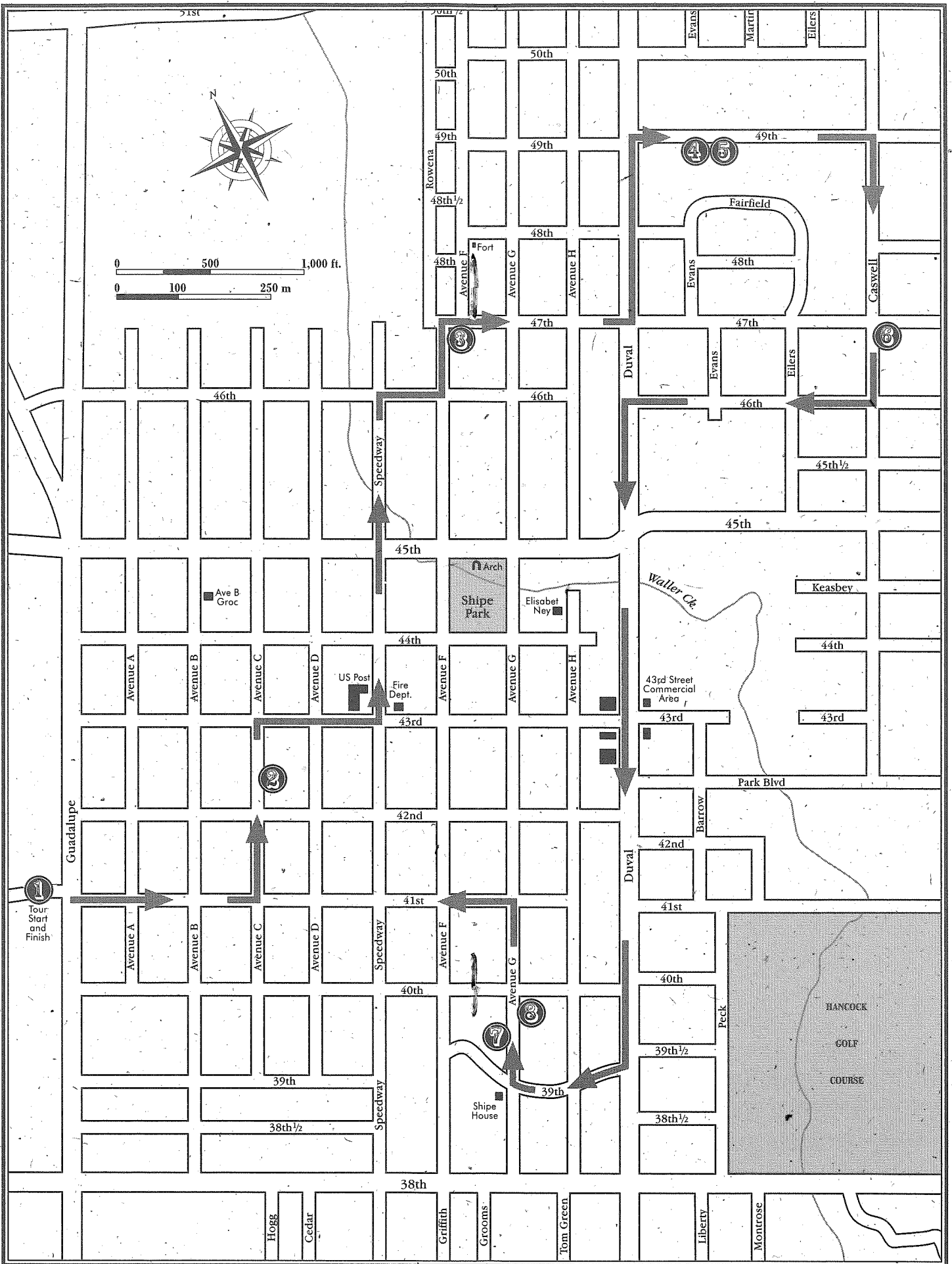
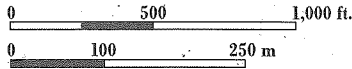
1979, it was sold three times and for several years was rented as student housing. In the early 1980s, the garage apartment burned and was rebuilt.

In late 1997 when the Whittingtons were considering purchasing the home, it was not livable. In fact, one contractor recommended demolishing the home and building a new one in its place. Nevertheless, the Whittingtons decided to undertake the restoration and purchased the home. After the extensive renovation accomplished by Next Generation Restorations, the Whittingtons moved into the home in early 1998.

The home retains its original footprint, oak and long-leaf pine floors, brick fireplace, and bathtub. The Smith's youngest daughter remembered that the discoloration on the oak floor under the windows in the living room occurred when the battery that operated the radio leaked acid. Much of the interior woodwork remains, including the cabinets in the living room and the bathroom. Interestingly, the woodwork was originally painted white rather than stained, as was the case in many Craftsman homes. The Smith's youngest daughter reports that the home was one of the first in Austin to have Calcasieu Lumber sheetrock the walls.

Characteristic of the Craftsman era, the home has ribbons of casement and double-hung sash windows, a cross-gabled roof, and exposed rafter tails. In early photographs, the home sported striped canopies over the windows. Somewhat unusual for a home built in Austin during this era, the exterior is Elgin brick. Also unusual for a home in Austin, it had a basement under the dining-room. The basement had a coal-burning furnace, which provided heat through grates in the floors. A previous owner filled the basement with dirt, but the grates in the floors remain.

The Whittingtons were dedicated to restoring the home in keeping with its Craftsman heritage and to having a comfortable home for today. Believing that they accomplished both goals, they are working to create an old-fashioned garden and to find antique furnishings.





## THE KIRSCHNER - GILG HOUSE 3908 AVENUE G

ca. 1948

Owners: *Larry & Susan Gilg*

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Nestled under a spreading red oak tree, the Kirschner-Gilg House looks much as it did when it was built in 1948. But looks can be deceiving in that the generous front porch structure was added just a few years ago. With yellow striated brick to match the house along with beaded board for the ceiling, the new structure blends beautifully with the original house facade.

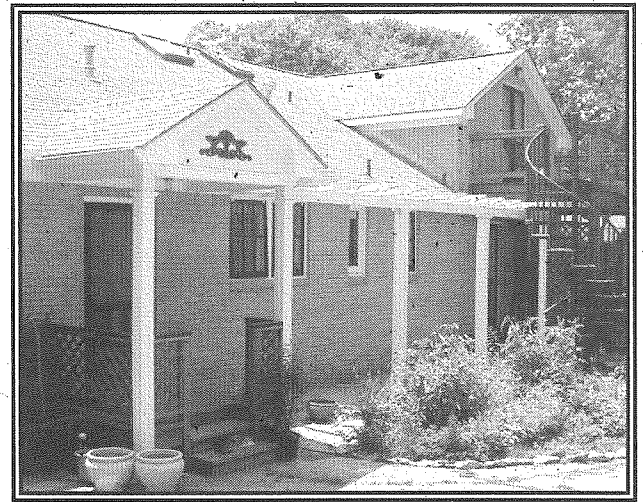
The house's first owner was J.C. Kirschner, who also owned the homes at 3900 and 3904 Avenue G. According to city directories, J.C. and his family operated the Kirschner Café, at 5437 Burnet Road. Until the early 1980s the home was used as a duplex; shortly after it was built, a real estate agent operated out of 3908B. In 1982 the current owners bought the house from Kirschner. By 1999, they were ready to undertake an extensive remodeling project. Retaining the original configuration of separate rooms, the owners widened doorways and added new pocket doors to create larger living areas. The delicately etched glue-chip glass on the set adjacent

to the living room was found in Warrenton. Wanda Penn, who owns the next home on the tour, assembled the panels in both doors.

The kitchen, which was originally a 10' x 8' cubbyhole, was dramatically enlarged. Also introduced with the renovation was a central stairway leading to a bedroom, bath, and guest suite. An eyebrow window in the guest suite provides a bird's-eye view to the street.

Down the first floor hallway to the left is the original master bedroom, which is now a second study. To the right is a new master bedroom and bath. The floors are of old oak, rescued from a 1950s Tarrytown tear-down. The black-and-white tile work of the bathroom is in keeping with 40s cottage style, while the bathtub and separate shower allow for a bit of modern luxury.

Out back are the beginnings of a jewel-like retreat, with a kitchen garden, deck, and a stunning spiral staircase leading to a small patio off the guest suite. The staircase was found in Lockhart; the metal railings on the second-floor patio were relocated from the original front porch and are thought to be from the Weigl workshop.





## THE PAGE-GILBERT HOUSE

3913 AVENUE G

ca. 1893

Owner: Gary & Wanda Penn

One of the oldest houses in Hyde Park, this unusual brick dwelling was designed and built in 1893 by Christopher H. Page with the help of local contractor, William J. Sutton. Page was an English immigrant who had come to Austin in the 1880's to work as the chief stonemason on the new state capitol building.

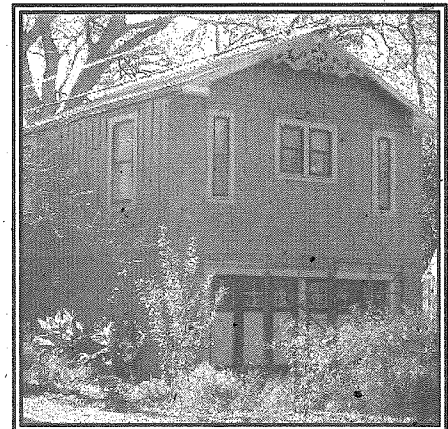
Page's son, architect Charles Henry Page (who designed the Travis County Court House), owned the property next. Wade and Clara Border purchased the house from him and lived there with their two daughters until 1933. The next owners, Mr. and Mrs. John F. Gilbert, made several changes to the property including adding an opening between the living and dining rooms, removing fireplaces and replacing the back porch with a one-story brick sunroom. Mr. Gilbert died in 1947; however, his widow remained in the house until 1974. During later years, the house fell into disrepair. It was sold to Gary and Wanda Penn in 1977.

During the past 26 years, the Penns have incrementally renovated the house. Each room has been completely dismantled to allow for new wiring, plumbing, additional framing and insulation as well as replacement of cracked plaster with sheetrock. The Penns stripped and refinished the woodwork where possible or replaced it with matching stock. Wanda designed and built the stained glass windows. The home has fine period wallpaper.

The house's historic designation disallowed additions to the house's existing footprint. When additional workspace and storage were needed, the obvious location was above the garage.

After many meetings with the Historic Landmark Commission, Board of Adjustment, City Electric and Permitting Departments, work began. Stan Kozinsky cut the existing garage roof loose and then, using pump jacks, wooden beams and metal barrels, raised the roof—first 2 feet to install new floor joists and sub-flooring—and then another 8 feet. This occurred over a period of weeks and all breathed a sigh of relief when the roof was finally secured to the new walls. In keeping with her tradition of recycling, Wanda located all the recycled doors, windows, trim and flooring either free or for a nominal fee. It took six months to rebuild window sashes, strip trim and hand wash recycled oak flooring that had mildewed.

Even the wood saved from an earlier garage and the old garage doors along with salvaged glass doors and hardware were recycled into a desk, two cabinets and a bookcase.





# HYDE PARK AN OVERVIEW

After the Civil War, only a few farmhouses and the State Lunatic Asylum dotted the endless miles of scrubby prairie north of Austin and rising west of Waller Creek. Local military units staged mock battles in the open fields, disturbing only the occasional deer or curious fox. All that changed in the 1870s, when a new horseracing track and the State Agricultural Fair began to draw townspeople to this countryside just north of present-day 38th Street.

Once the State Fair moved to Dallas, Kansas City investor Monroe Martin Shipe platted Hyde Park in 1891 as one of Austin's earliest subdivisions. Located a short carriage ride from the fledgling 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, sidewalks, and other modern improvements such as alleys, water, sewer and electricity.

Shipe carved out the lots in 25' increments, and buyers purchased one or several modules of land. The area appealed to wealthy city dwellers concerned about the yet-uncontrolled rampages of the Colorado River. Lots ranged upwards of \$100, with families putting \$10 down and paying installments of \$5 per month. In keeping with Shipe's promotion of the neighborhood as an elegant and affluent enclave, the first Hyde Park homes represented ornate architecture styles. The corner lots sold first, and to this day display larger, more elaborate homes. By 1898, the area north of the original neighborhood to 47th Street was subdivided and marketed as Hyde Park annex by Shipe's firm.

Early residents included renowned sculptor Elisabet Ney, who often rode about town with Shipe in flowing Grecian gowns in a gig pulled by her enormous horse, Pasha. Ney's studio, Formosa, is listed on the National Register of Historic Sites.

Pioneering nurseryman Frank T. Ramsey built a home at 45th and Avenue B in 1893. Ramsey's mammoth nursery eventually covered 430 acres north of 45th Street, including much of Lamar Boulevard and incorporating land now used by the State School for the Blind and Rosedale Shopping Center. Ramsey, affectionately called "Fruit Tree" by the neighborhood children, promoted the beautification of Hyde Park, encouraging families to plant "a few fruit trees and berry vines in the back yard, and maybe a pecan or two."

Judge John M. Patterson built his spacious American Foursquare estate at 604 E. 47th Street between 1904 and 1908. As an attorney, Patterson prosecuted many cases, including several where people had defaulted on their Singer sewing machine loans. He often regaled his Democrat colleagues with claims that he strung the first barbed wire in the Austin area about 1880. His home, which still slumbers beneath a shady canopy of trees, is now known as the Strickland Arms bed and breakfast inn.

Despite its many prominent residents, the neighborhood did not flourish until marketing strategies changed shortly after the turn of the century to appeal to middle and working classes. Subsequently, the designs shifted to smaller, more modest frame homes. At the same time, the neighborhood began to grow north and eastward in a patchwork pattern. Sections platted in the first two decades of the 20th Century include Ideal Place, located north of Hancock Golf Course between Duval and Red River; and in 1917 the Highlands, extending north of 47th Street between Duval and Avenue G, and widening at 50th Street to Caswell to the east. In 1925, J.J. Hegman subdivided his land between Avenue F and Rowena Avenue and the Ramsey family platted some of its land north of 45th Street and bounded by Avenues D and E in 1937.

It was during these decades that a rich variety of bungalows sprouted up in Hyde Park. An architectural departure from the Victorian Queen Anne and Folk styles popular in the neighborhood, the new bungalow design offered families in the 1920s and later a more open floor plan, wide roof overhangs and large front porches to escape the Texas heat. Many of these bungalows were built as infill between earlier Victorian homes. Within the neighborhood, many bungalows reflect the Arts and Crafts or Prairie style traditions and incorporate details such as exposed roof rafter ends and front doors with a series of vertical glass lights above a horizontal bar with dentil-like supports.

During World War II, the family of Judge Patterson subdivided their homestead, which extended east of Duval past Eilers Avenue, between 47th and 49th streets. Similarly, other larger parcels were split up to provide additional housing.

As Austin expanded past North Loop, however, families increasingly chose to build homes on the city outskirts in Allandale, Highland Hills, Crestview and beyond. Hyde Park suffered a period of decline as renters took over many houses, and owners split up many larger estates into several units. Many homes, both large and small, were lost.

A growing awareness of the importance of saving the area's architectural heritage, however, reversed this trend. The Hyde Park Neighborhood Association formed in 1974. Much of the original Hyde Park Subdivision was designated a National Register of Historic Places historic district in 1991. The Hyde Park neighborhood plan adopted by the City of Austin in April 2000 encompasses this historic district and also includes homes as far north as 51st Street and east to Red River. In the years since, the association has continued to work with the city to preserve the historic integrity of the neighborhood as well as guide infill development so it is sensitive and of the proper scale.



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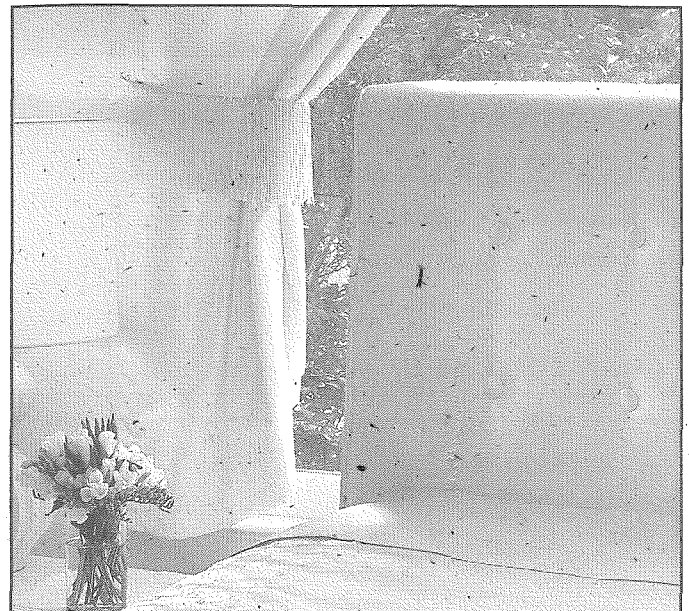
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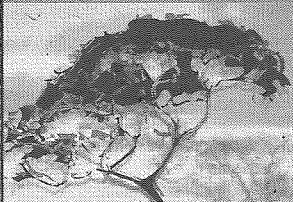
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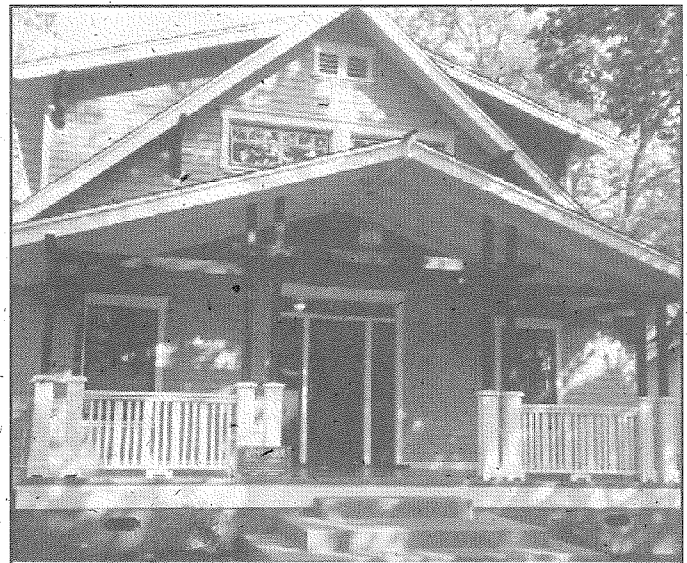
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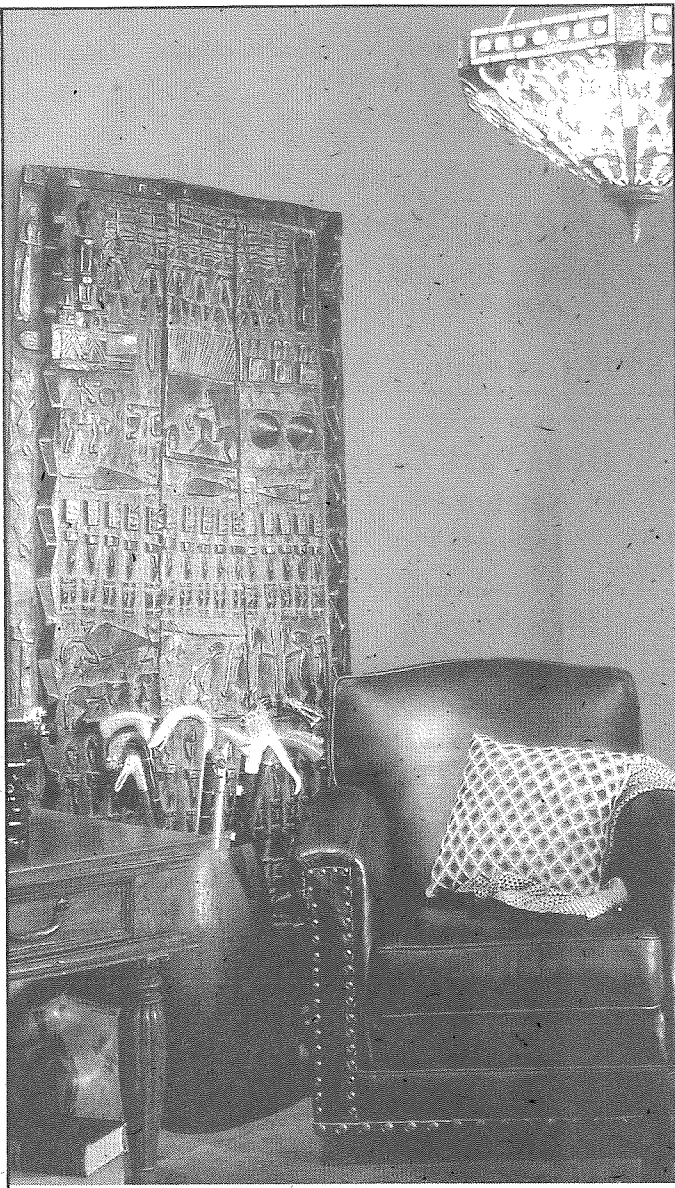
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