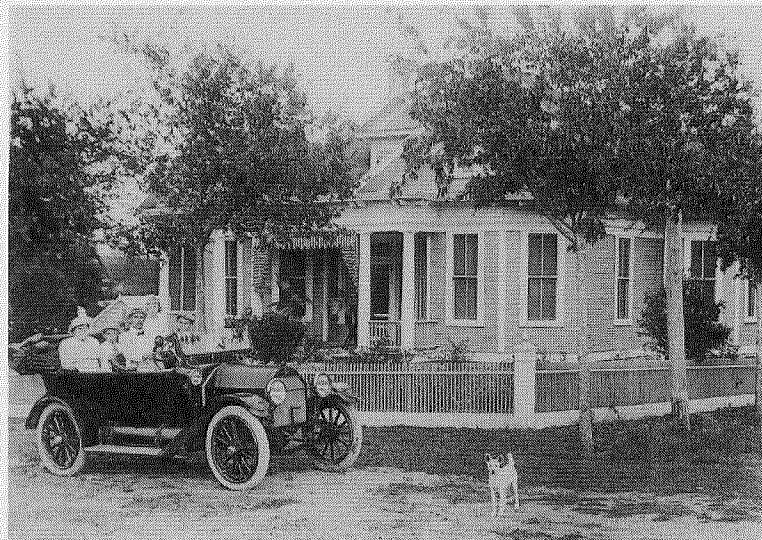




The 31st Annual

HYDE PARK HOMES TOUR



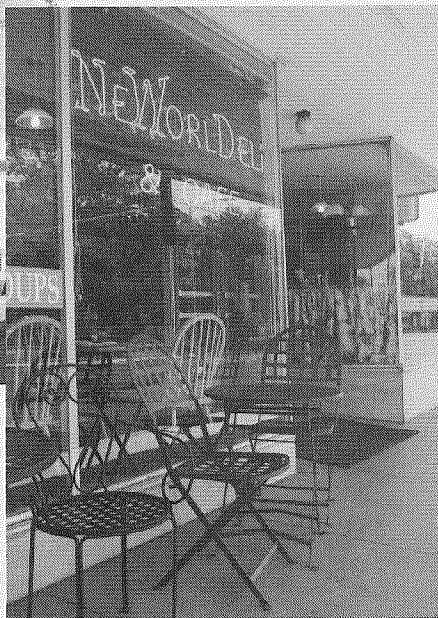
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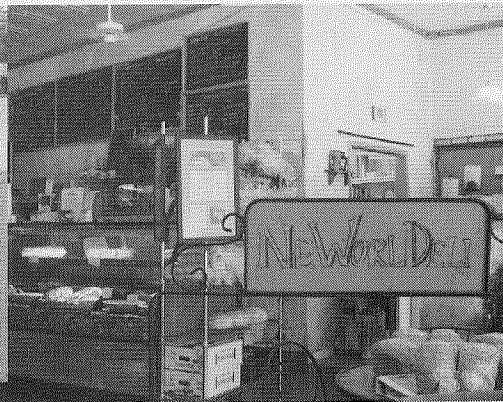


*"Everything is really
fresh and good quality."*

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*Join
Sarah and Greg Bontempo
for refreshments
after the tour*





From Ney to Today

As you walk the shady avenues of our century-old neighborhood, you may find it hard to believe that it was in a steep decline only a generation ago. In the early 1970s it could have been properly described as a decaying inner-city neighborhood with dilapidated housing. One of the primary goals of the Hyde Park Neighborhood Association when it formed in 1974 was to encourage Austinites to move to Hyde Park instead of the suburbs. The influx of urban pioneers at that time sparked the renewal of Hyde Park.

These days we have no problem convincing people that Hyde Park is a highly desirable place to call home. Its close-in location is part of the reason. It is easy to walk or bike to food markets, restaurants, a post office, gyms, swimming pools, the playscape, tennis courts, and so on. The area is served by five bus routes.

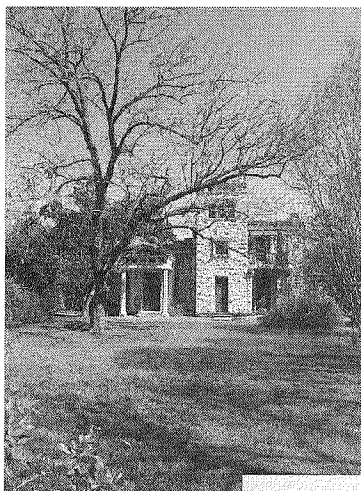
Most important, there is a strong neighborhood

spirit, something missing in many neighborhoods today. Population density, sidewalks, and front porches promote frequent contact and interaction. The Pecan Press, our newsletter, has a circulation of 2,000 and is delivered to every home every month. On our Internet listserve, nearly 400 neighbors debate local topics, share experiences with home improvements and maintenance, receive timely crime reports, and so forth. As a result, there is a large amount of socializing in the streets, in our homes, and at our regular social functions. All these factors have contributed to a very satisfying living arrangement close to downtown Austin.

We hope you enjoy your brief glimpse of Hyde Park living this weekend, and we hope you will come back to see us next year.

*John Kerr, President
Hyde Park Neighborhood Association*

In 1892, European sculptress Elisabet Ney (1833-1907) purchased 4 acres of “romantic” land along the banks of Waller Creek in the developing neighborhood of Hyde Park, Austin, Texas. Here, Ney built a small neoclassical studio of her own design, and, at the age of 59, resumed her career as a portrait sculptor. At her studio, named Formosa, Ney sculpted legendary Texans, among them Stephen F. Austin and Sam Houston. Here, Ney also assembled a selection of earlier portraits that she had rendered from life as a young artist in Europe: portraits of European notables including Jacob Grimm, Otto von Bismarck, Arthur Schopenhauer, King George V of Hanover, and King Ludwig II of Bavaria, among others.



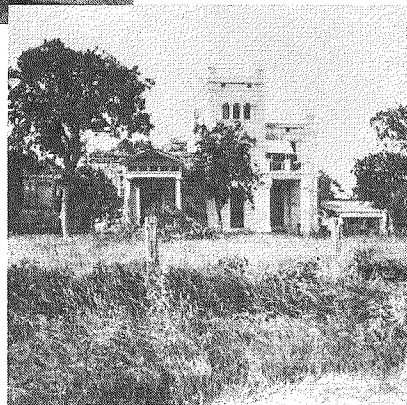
By the turn of the century, Elisabet Ney’s Austin studio had become a gathering place for influential Texans drawn to “Miss Ney” and to the stimulating discussions of politics, art, and philosophy that took place there. Inspired by Ney’s revolutionary idea that art and beauty have been – and can be – powerful forces in the shaping of a state as well as in the shaping of individuals, these Texans later founded the Texas Fine Arts Association, University of Texas Art Department, and

The Elisabet Ney Museum 304 East 44th Street

LIFE AT FORMOSA

Elisabet Ney’s good friend, Bride Neill Taylor, describes the legendary gatherings that took place at Formosa in her biography of Elisabet Ney, published in 1916:

In the little drawing room of the studio a sort of salon established itself, where visitors were sure to meet the most cultivated, the most interesting, the most distinguished men and women of whom the little capitol city could boast . . . The little salon in Hyde Park became the natural gathering place of such men and women as were capable of foreseeing a new Texas.



Texas Commission on the Arts – institutions supporting the arts in Texas that continue to this day. These early Texans also preserved Formosa as the Elisabet Ney Museum, the first art museum in the state of Texas, dedicated to honoring the memory of Elisabet Ney and to promoting her ideals for the people of Texas.

The Elisabet Ney Museum continues in this tradition today. The museum is a National Historic Landmark and National Trust Associate Site. In 2002, the National Trust cited the Elisabet Ney Museum as “one of the most significant historic artists’ homes and studios in the country.” In 2003, the museum was designated an Official Project of the Save America’s Treasures program, a White House initiative to preserve America’s cultural resources. The Museum displays the Elisabet Ney Collection of portraits and personal memorabilia of the University of Texas Harry Ransom Humanities Research Center.

The Elisabet Ney Museum remains a place where people of all ages can renew their links with the past as it is experienced not only in the life and spirit of Elisabet Ney, but also in the great men and women whose spirits are embodied in their portraits. Arthur Schopenhauer’s philosophies, Stephen F. Austin’s quiet heroism, the gallantry of Giuseppe Garibaldi, and the creative fantasies of King Ludwig II and his Bavarian castles, all under one roof – this is the cherished legacy of Elisabet Ney.

On a more personal note, Elisabet Ney preferred entertaining outside:

A rude table with ruder benches on either side under a fine old oak tree on the banks of the lake behind the studio was the favorite meeting place There in the dusk of mild evenings, Miss Ney with a quite joyous hospitality, dispensed an ascetic supper consisting sometimes of clabber only and dry bread, cheese and tea, seasoning the plain fare with generous outpourings of high thinking. The studio had grown to be in the course of the ten years more and more noted as the chief social center of culture in the city . . . and the privilege of a welcome there had come to be an honor eagerly coveted.





The von Boeckmann-Keeble House

4410 Avenue H

**Owned by Robert Pitman
and David Smith**

The von Boeckmann-Keeble house is an exceptional residence, even for Hyde Park. The 1910 structure was designed by Leo M. J. Diehlman of San Antonio and shows strong Colonial Revival and Classical Revival influences. Victorian and Prairie style influences are also evident, especially in interior plan and detailing. A major renovation/restoration was completed last year. This Hyde Park Homes Tour is the first time the house has been open to the public in many years.

Original owners of the property were Edgar von Boeckmann, former owner of a major cotton gin in Texas, and his wife, Clementine. They moved to Austin in 1907 and bought the land—originally part of the Elisabet Ney property—on which the house stands. Mr. Diehlman, their architect, had significant experience in and around San Antonio. Among other buildings he designed are the Post Chapel at Fort Sam Houston, the Joske Brothers Building, and much of Our Lady of the Lake College.

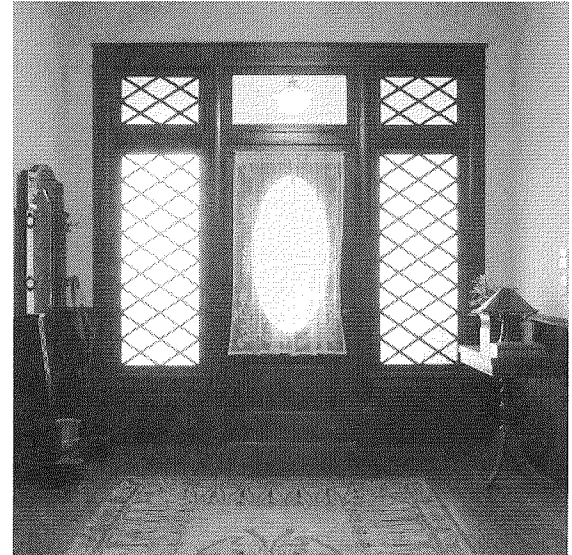
In this house, Mr. Diehlman drew on Colonial Revival and Classical Revival styles, evident in the symmetrical west front, temple-like entrance, portico, gables, and cornice with dentil work. The wide roof overhangs, interior decorative beams, and

open plan show a Prairie School influence, while bay windows and some interior detailing show Victorian influences. The house is exceptionally well-detailed and much of the interior stained woodwork has remained unpainted to this day. Design responses to the hot Texas weather include high ceilings, large windows, transoms over interior doors (which helped in cross-ventilation), and extensive use of porches.

A photo from about 1913 shows the von Boeckmanns and their three youngest children in front of the house seated in an elegant new Cadillac touring car. That same year Edgar was badly injured in an auto-streetcar accident from which he never recovered. He died in 1918. Mrs. von Boeckmann continued to live in the house until her death in 1924. Shortly before her death, the Enno Cassens family bought the house; they lived in it for about 5 years. A family member later remembered pasturing cows near 45th Street and planting a garden and orchard which ran all the way to Duval Street. The garden included peach, pear, and fig trees along with various vegetables.

From 1929 until 1942, the house was occupied by contractor J. Lee Johnston and his family. In 1950 Leslie O. and Mary Keeble bought the property and lived there with their children, Leslie O., Jr. and Sylvia. Mr Keeble died in 1973 and Sylvia, a longtime employee of the Texas Highway Department, continued to live in the house until 2003.

Upon purchase of the property, current owners Judge Robert Pitman and Mr. David Smith began a major restoration/renovation with Austin architect Jay Farrell. The current owners are proud to have contributed to the preservation of this important structure. Their efforts were recognized with a preservation award from the Heritage Society of Austin in 2005 and the house is now ready to begin its second hundred years—restored to a condition which would be recognizable to Edgar and Clementine von Boeckmann.





The Campbell-Turner House

4529 Avenue G

Owned by Richard and Kathy Finley

The Campbell-Turner House, at the corner of Avenue G and 46th Street, was built in 1922. The original owners and occupants were Frank and Minni M. Campbell and the initial address was 4525 Avenue G. The Campbells remained in the house until 1940 when it was sold to Austin Police Detective Frank E. Turner and his wife Katie. The Turner family occupied the house for about 40 years, until Mrs. Turner's death. In the early 1940s, the lots south of the property were divided to create a greater number of smaller lots and the Campbell-Turner house became 4529 Avenue G, its current address.

In 1983, E. Richard and Ginny L. Parker sold the 13,395 square-foot tract that became the Rostedt Place subdivision to Doug Rostedt and Thomas H. Ball III, who replatted the tract into its current layout in 1984. They intended to sell the property as two lots. The house was moved forward to its present location, 20 feet from the front of the lot. Its rear wall was contiguous with the back boundary of the front lot. The root cellar in the back yard indicates where the house formerly stood.

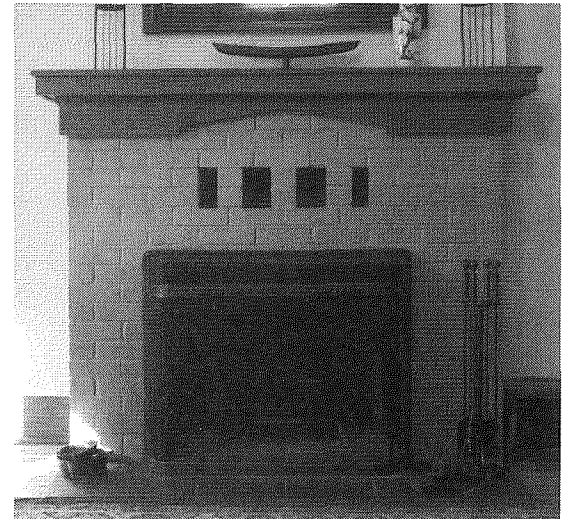
A wooden barn stands at the back of the rear lot. In the first half of the 20th century, many Hyde Park families kept horses, cows, chickens, and even hogs, and the Campbell and Turner families were among them. Typical of Texas building practices of the era, the barn has a wooden frame and a dirt floor with no foundation. Its wood siding appears to have come at least in part from scrap lumber. From inside, it is apparent that at least one of the boards had previously been used in an advertising sign.

Despite the intentions of Rostedt and Ball and the legal status of the lots, the two lots have continued to be sold to a single owner and regarded as a unit. In 1984, John and Annette Pomercy acquired the property, and in 1994 it passed to Patricia Lynn Cericola, who extensively remodeled the kitchen and enclosed the back screen porch to create a bathroom and study. Richard and Kathleen Finley purchased the property in 2003 and enjoy it as a family home, along with their two young sons.

The land itself has a colorful history. After its late 19th century status as a holding of Monroe Shipe's Missouri, Kansas and Texas Land and Town Company, it changed hands frequently. From 1900 to 1915, it had 11 landowners, including some well-known Austin citizens.

From 1902 to 1904, title was held by Frank Taylor Ramsey and his wife Annabel Sinclair Ramsey, who moved to Austin so that their children could attend the new University of Texas. They lived at 4412 Avenue B, and F.T. Ramsey owned and operated a 400-acre nursery in the area north of 45th Street, including the area that is now the UT intramural fields. Neighborhood children nicknamed him "Fruit Tree" Ramsey because he adapted peach, nectarine, and pecan species to thrive in Central Texas. He was also a pioneer in selling native plants such as Turk's Cap and Morning Glory for landscaping. The Ramsey family was friendly with Elisabet Ney, who, on at least one occasion, asked Frank's son Murray to escort her to an opera at the Capitol Theatre in downtown Austin.

Another early titleholder was E.P. Wilmot, president of Austin National Bank. During the afternoon of April 8, 1908, as Wilmot sat and conversed at the bar of the Driskill Hotel, he witnessed the shooting of San Antonio lawyer Mason William by John Dowell, then president of the Austin Bar Association. Wilmot helped subdue and disarm Dowell and all parties survived.



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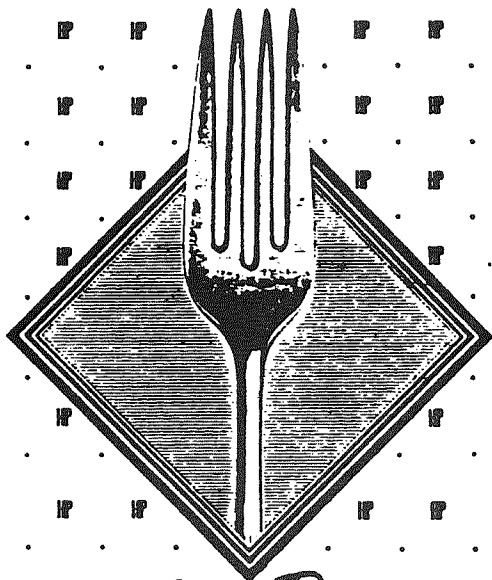
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A detailed black and white line drawing of various grocery items. On the left is a bottle of wine with a label that says 'Vin R'. In the center is a wedge of cheese with a knife resting on it. To the right is a bottle of olive oil with a label that says 'Olive Oil'. In the foreground, there is a glass of wine and a long loaf of bread. The background shows a window with a grid pattern.

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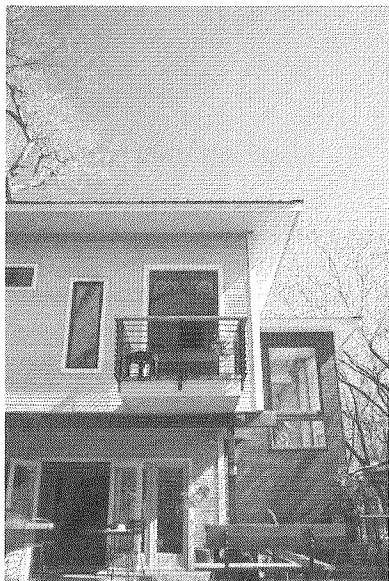
The Hurt House **4510 Avenue F** **Owned by John and Narda Hurt**

The property that now holds this inviting and meticulously restored home is shrouded in the kind of murky history that forces architectural historians to knit their brows while muttering unfavorable things about the historical record. “There’s a very curious trail for this house in the city directories,” says architectural historian Peter Maxson. City records indicate that a house existed at 4510 Avenue F as early as 1909, but stylistically, with its washboard siding and porch configuration, the current structure is more evocative of the teens or twenties. After visiting the home, Maxson estimated that its construction date was circa 1925.

But when reams of old city records confound, a tiny, unintentional relic can reveal almost everything: In the eighties, when contractor Richard Standifer owned the home and began to renovate aspects of it, he found a 1927 penny inside one of the home’s walls. At that time, Hyde Park would still have been considered the outskirts of the city, according to Thad and Sarah Sitton in their 1991 book *Austin’s Hyde Park: The First Fifty Years, 1891-1941*. During the eighties, Standifer removed the house’s asbestos siding, placed the striking

Norwegian Jotul (pronounced “Yodel”) wood-burning stove in the center of the living room, and updated the kitchen, among other projects.

John Hurt, a contractor and musician, bought the house in 1993. He was joined later by his wife Narda. “It’s hard to live in one of those little bungalows where there’s not even room for furniture sometimes,” John recalls. So the couple “finally



just gave up” and began to renovate the house with the purpose of creatively rearranging the bungalow so that it became far more spacious than it had been while retaining the unobtrusive feel of the other houses in the neighborhood. Their major addition to the house is the upstairs bedroom and walk-in closet. The bedroom stairwell, with its large glass windows, is skillfully tucked away from the street but commands a towering view to the south. To create the second floor, the Hurts removed the existing 1950s roof, punched up the ceiling above the sunroom a foot higher than it had been, and created the bedroom on top of the new ceiling.

They also added new flooring to the sunroom and kitchen—the wood is actually old wood from Gonzales, Texas, that John stripped and sanded—and added antique French tile in the kitchen, in addition to entirely updating the kitchen. Like many bungalows of the period, the living room had been accessible from the entry hallway but the Hurts closed that access to make

the living room feel more contained and singular. The front office to the left inside the entrance was a bedroom until the Hurts transformed it into its current incarnation.

“The other houses on the Tour have some historical relevance,” John points out. “The whole point of this one is that it’s a typical bungalow. But if someone was on the Tour and they wanted to see what you could do with a small bungalow like this and not make it seem like a new house, ours still has the feel of an old house. That’s what we wanted.”



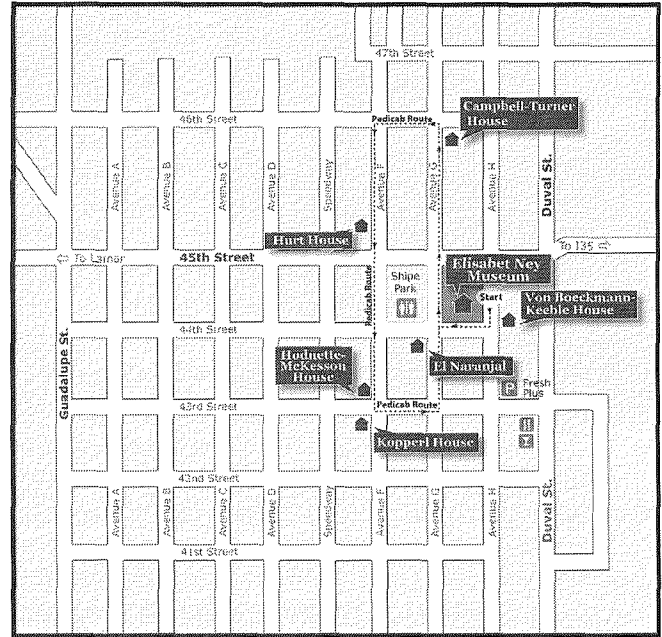
The Tour Route

Tour Stops

- *Elisabet Ney Museum, 304 East 44th Street*
- *von Boeckmann-Keeble House, 4410 Avenue H*
- *Campbell-Turner House, 4529 Avenue G*
- *Hurt House, 4510 Avenue F*
- *Hodnette-McKesson House, 4300 Avenue F*
- *Kopperl House, 4212 Avenue F*
- *El Naranjal, 207 East 44th Street*

Restrooms

Elisabet Ney Museum Grounds
Shipe Park



The Hyde Park Neighborhood Fair

Music Schedule

Saturday, June 17

10-11 PK Sax

11-12 Quartetto Lirico

12-1 Local Bluegrass Sounds

1-2 Parker Worsham & the Red-Eyed Cats

2-3 Angelic Strings

3-4 Will Sexton & Stephen Doster

4-5 The Kat's Meow

5-6 Infinite Partial's

Sunday, June 18

1-2 Angelic Strings

2-3 PK Sax

3-4 Infinite Partial's

4-5 Suzanna Choffel

Face Painting by Arvis

Saturday, 10 am- 2 pm, Sunday, 1- 5 pm

Exhibiting Artists

Nancy Vernon - Ink and Watercolor Painting

Pat Johnson - Jewelry

Nancy Taylor Day - Poetry

Kirby King - Mixed Media

*Frank & Liz Ridenour - Paintings & Wall
Hangings*

Ethan Ham - Photography

Randie Felts - Mixed Media

Todd Van Durren - Sculpture

*Bill Oakey - Photography, Computer Art, &
Leaded Glass Paper Weights*

Debbie Smith Rourke - Oils, Pastels, & Jewelry

Brenda Ladd - Photography

Eileen Pastoreas - Oils & Watercolors



The Hodnette-McKesson House

4300 Avenue F

Owned by Katie Vignery and John Lawyer

The Hodnette-McKesson house was built about 1908 for Milton J. Hodnette, agency director for New York Life, and designed by Charles H. Page, Sr., who later designed the Littlefield Building and the Travis County Courthouse. The house is a fine Prairie-style bungalow and shows the strong influence of Frank Lloyd Wright, particularly in the wide overhangs, low-profile hipped roof, and dominant horizontal lines. It may be the best example in Hyde Park of Wright's Prairie School aesthetic.

From the street, the most striking features of the house are the massive square columns supporting the front porch and a pair of huge, Japanese-inspired lanterns that hang in front of each column. Page later observed that lanterns were trademarks of all his early homes. With its rubblestone base and brick upper façade, the house is one of the few Hyde Park bungalows without wood siding. A low limestone wall originally encircled the property and hitching posts—still standing—were provided for visitors' horses.

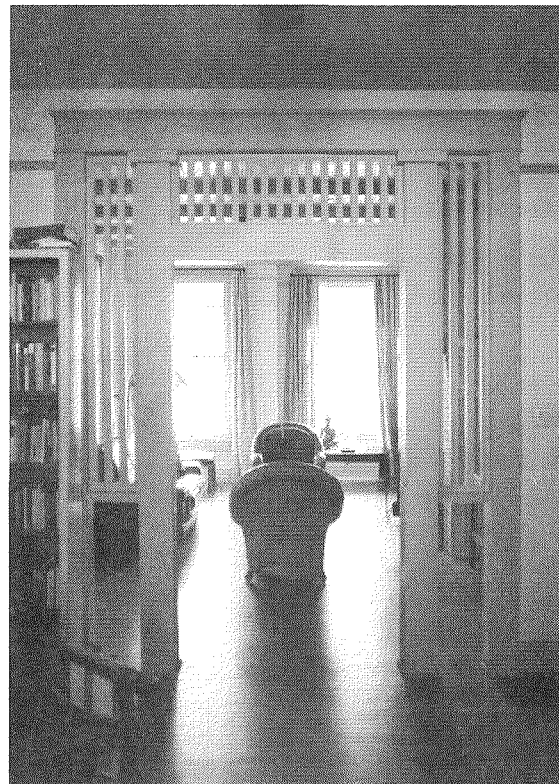
By 1914 the house was occupied by Kate Walsh, who married Louis S. McGinnis, an alumnus of St. Edward's University (class of 1904). McGinnis worked for most of his adult career as a salesman in various Austin men's clothing stores. The McGinnises were members of St. Mary's Cathedral, and are buried in Mount Calvary Cemetery.

In 1922 the McGinnises sold the property for \$12,500 to Charles E. and Elizabeth Roberts. The Roberts family bought a grocery store at 4107 ½ Guadalupe, which the gregarious Lizzie and her son-in-law, Samson Connell, ran. During this time, the red brick was not painted and the porch probably had a wooden floor in place of today's concrete floor. On the lots to the north, Lizzie grew vegetables, flowers, and herbs. A pergola attached to the west wall of the house was covered in trumpet vines, under which the Roberts' grandchildren played and held their ice-cream parties.

C.E. Roberts died in 1942; three years later, Elizabeth sold the house to Paul and Pearl Norman, who made the first significant changes to the house. The Normans covered the interior walls in sheetrock while leaving the moldings in their original positions. They also converted the kitchen (then in the northwest corner of the house) into a bedroom and moved the kitchen to the former pantry.

In 1952, U.S. Air Force Col. Elmer McKesson and his wife Elena bought the house. They and their two daughters, Kathleen and Laurie, lived in the house on and off for the next 39 years; Elena lived there continuously except for three years during the 1970s. In 1991 Elmer McKesson, who had moved some years before to San Antonio, sold the house to Robert and Kayla Garrett, who sold it to its present owner one year later.

The current owner's restorations and changes include returning the kitchen to its original location and converting the garage into a hobby space that contains their model train collection. The house's exterior today appears remarkably similar to the way it looked in 1917, when the first known photo of it was taken.





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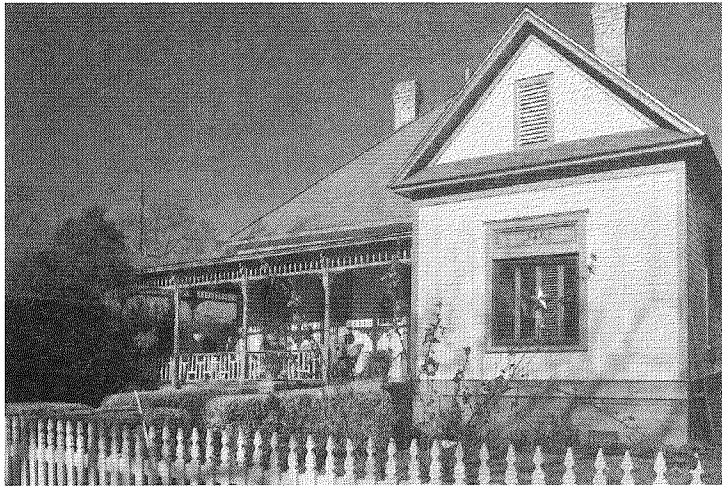


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The Kopperl House

4212 Avenue F

**Owned by Peter Flag Maxson
& Jack Taylor**

The late Victorian Kopperl House is an excellent and unusually intact example of the Eastlake Style, popular in many parts of the United States late in the 1800s. Named for its first owner, Loula Dale Kopperl, the house has six fireplaces and 12-foot ceilings throughout, and its wraparound verandah encircles much of three sides of the house. It retains its original carriage block, cistern, and two outbuildings. The house occupied a quarter block and was likely considered a typical prosperous middle-class home when built, but as its contemporary neighbors were defaced

or demolished, its importance has grown as a surviving reminder of early Hyde Park.

Loula Dale was born in Missouri in 1861, but moved to Burnet when young; a local newspaper of about 1880 referred to her as "the Belle of Burnet." In 1883 she married Morris A. Kopperl, nephew and namesake of Moritz Kopperl, president of the Gulf, Colorado, and Santa Fe Railroad and namesake of the town of Kopperl in Bosque County. Morris was admitted to the Texas bar in 1897 and began work as an attorney for Standard Oil. About the same time, Loula bought, as her separate property, a newly built home in the fledgling Hyde Park suburb from Henry Clay Fisher, Chief Justice of the 3rd Court of Civil Appeals, who had contracted with William H. Poole to build the house in early 1896.

Morris and Loula lived in the house until 1912, when he moved to Colorado, charged Loula with desertion, and divorced her. Undaunted, Loula continued to go on hunting expeditions, to keep racehorses in her stables (where the house at 4208 Avenue F now stands), and to keep up a social calendar that included her neighbor and friend, sculptor

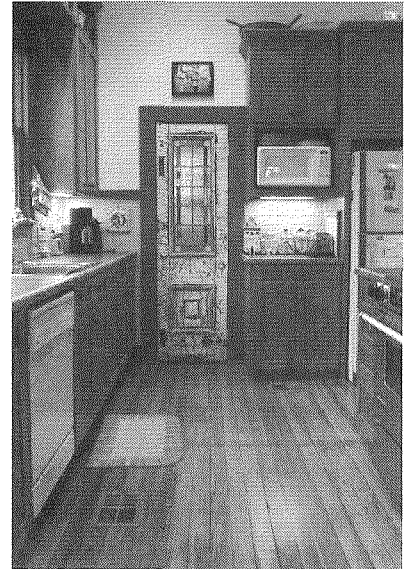
Elisabet Ney. Mrs. Kopperl herself was something of a free spirit; she was remembered fondly by friends and neighbors, in part for her risque sense of humor. She also owned various rental properties in Hyde Park, besides building the First National Bank of Burnet while still in her twenties.

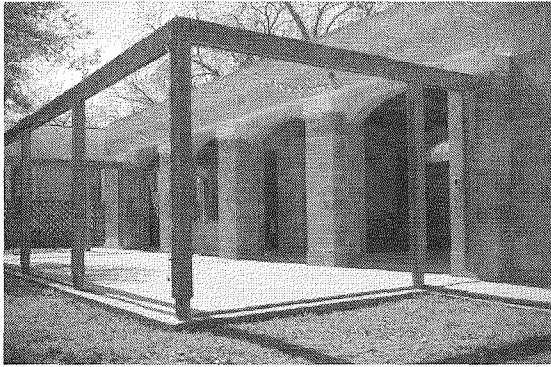
Loula Kopperl died in the middle bedroom of her house in 1919. The house, which had cost \$4,200 to build in 1896, was valued in the probate with its land and six outbuildings at \$5,000. Her heirs sold the house to Joe and Mary Hoegerl in the 1920s, and it remained in their ownership for more than fifty years. During their time, the southern part of the property (now 4208 and 4210 Avenue F) was sold and a gazebo on the northwest part of the lot was demolished, but the Hoegerls basically respected and maintained the house. Mr. Hoegerl lived in the house until his death in 1977 at age 92.

The house was sold in 1978 to Eugene and Patricia Tankersley, who began the job of rebuilding the intact but dilapidated house. In 1984 the Tankersleys sold the house to Peter Flagg Maxson, then Chief Architectural Historian for the Texas Historical Commission, and John Charles Randolph Taylor V.

The interior, with its lofty ceilings, strong colors, and William Morris-influenced details, is sympathetic to the house's style and heirloom furnishings. The interior has been adapted cosmetically to provide a sympathetic setting for 18th and 19th century furnishings but is not, strictly speaking, a restoration. The house was remodeled in 2005, with the aid of the restoration architectural firm ArchiTexas and contractor Greg Kahn. The cavernous attic of the house, formerly a dead space, is now a bedroom suite.

No original plantings survive on the lot except the large pecan north of the house, which reportedly predates the neighborhood. The initial landscape plan, by landscape architect James David of Austin and added to by Mr. Taylor, features many period, turn-of-the-century plant materials, natives tolerant of alkaline soil and Texas heat, and old-variety roses.





El Naranjal
207 East 44th Street
Owned by William Clayton Barbee

El Naranjal—the name inspired by a legendary lost hacienda in northern Mexico and the orange orchard from which it took its name—has been a work-in-progress since 1982.

For Gene and Mary Carolyn George, the idea of building a house on the terrace above Waller Creek first began to take shape in 1980 when they discovered the property—three overgrown lots left vacant a decade earlier by the demolition of a circa 1932 frame house.

As an architect, Gene George dreamed of building a house without the compromises that clients and lending agencies impose, but there was an equally compelling motivation. As a member of the University of Texas at Austin faculty in both architecture and architectural engineering, he wanted his students to experience the real world of building construction. The students, who received a modest wage and worked flexible hours, responded intelligently to instruction and were encouraged to challenge their professor's decisions as part of the educational process. The efficiency of doing it right the first time was perhaps the most valuable lesson they learned. They recall that, for Gene George, "close enough was never good enough."

It was a dilemma to juggle teaching commitments and jobs too challenging to turn down while working on the house. The restoration of the Willis-Moody Mansion in Galveston in 1985-87 was one such project: the architectural staff included two Naranjal "graduates." Frank Pelosi, master mason on the Moody job, volunteered to build the El Naranjal fireplace following the precepts of Count Rumsford. With this exception, students handled all construction tasks other than plumbing and electrical work. The epoch of student involvement ended when Gene George accepted an endowed professorship at UT-San Antonio (1997-2003).

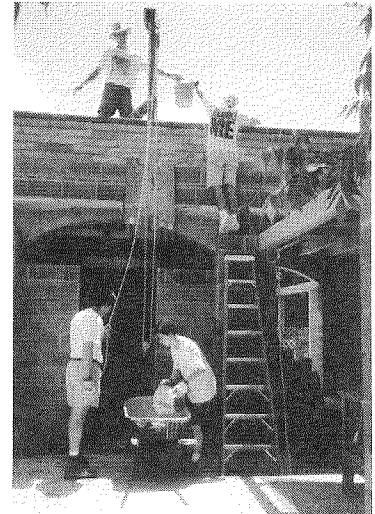


In the meantime, in 1994 the Georges purchased and transformed the house next door as their residence. Perfectly happy where they are, they were delighted when architect William Barbee, former student and great friend, suggested that he complete El Naranjal and make his home there with his eight-year-old twins, Read and Ada, and his venerable boxer dog—named Eugene after Gene George. General contractor Steve Mankenberg and a group of professionals are now bringing the project to completion.

Daily, for more than 20 years, the curious have asked “What is it about this place that touches the spirit?” The answer is that it is all about harmonic proportional systems—the relationship of parts to the whole. The design of El Naranjal is

based on a linear concept—a rectangular overall shape that can be subdivided into a system of interrelated geometric shapes, in this case based both horizontally and vertically located on a 10-foot grid. The kitchen is a 10' x 10' x 10' cube with a cast-in-place reinforced concrete arch and dome that relate to the 10-foot grid.

The house responds to the romantic spirit of Formosa, Elisabet Ney's home and studio, both in scale and in the use of masonry construction. The design is also a reflection of a lifelong interest in the architecture of the southwest and incorporates lessons—more timely now than ever—learned from vernacular buildings about energy efficiency: concern for solar orientation and the prevailing southeast breezes; comfort without artificial cooling; thick walls packed with insulation and 10-foot-high ceilings; and the flow between indoor and outdoor spaces. The pyramid over the entrance has the same angle as the Great Pyramid of Cheops, as do the hipped roofs over the casita. Furthermore, the vault in the bathroom has a cycloid configuration similar to those of the Kimbell Museum in Fort Worth. Friends have observed about El Naranjal, “That house can last a thousand years.”



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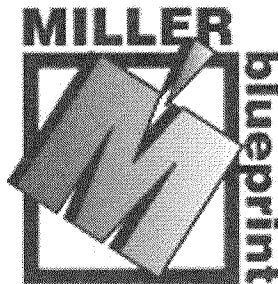
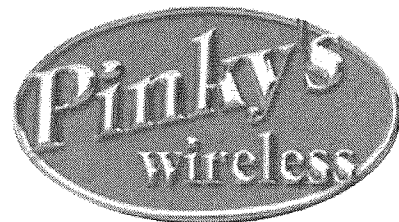
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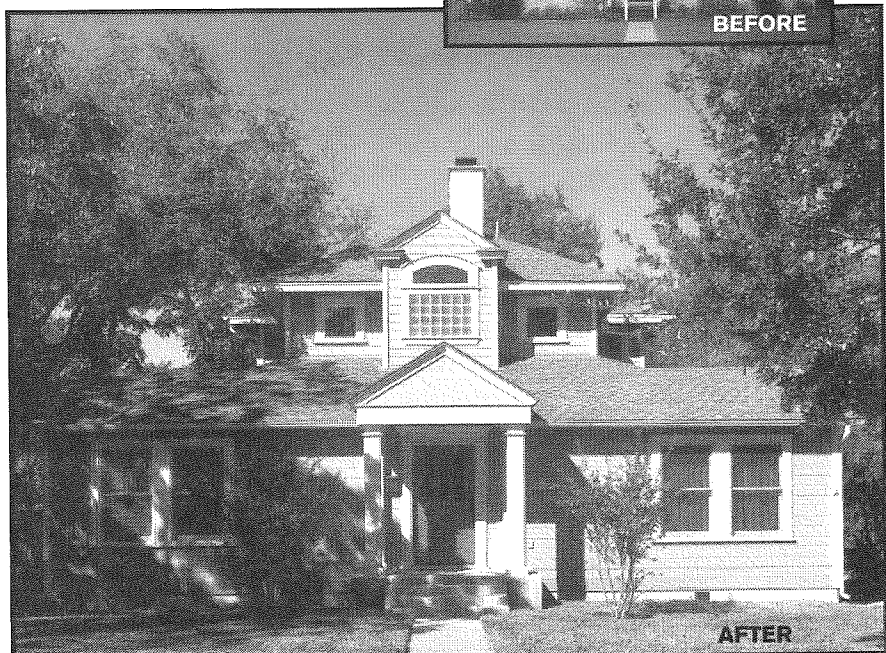
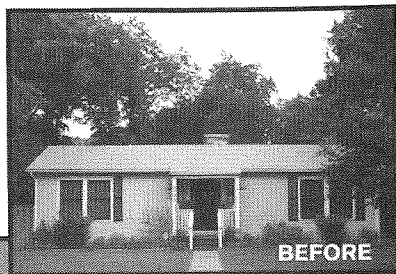
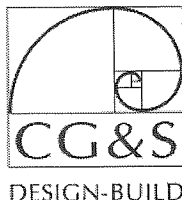
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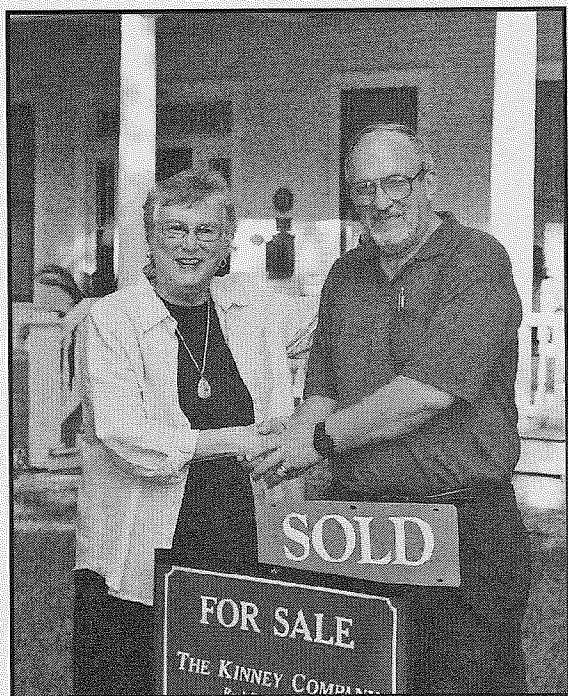
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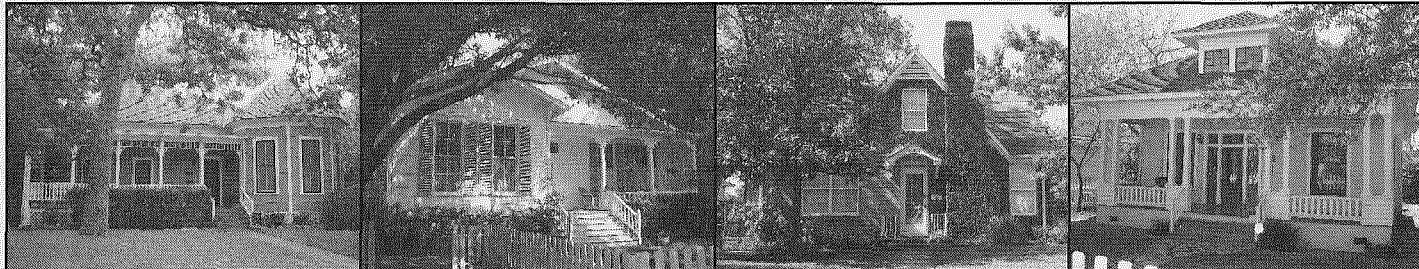
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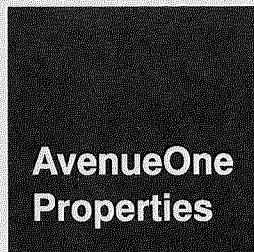
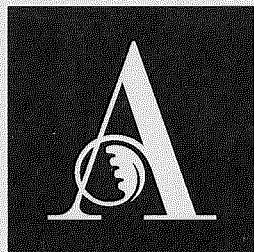
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