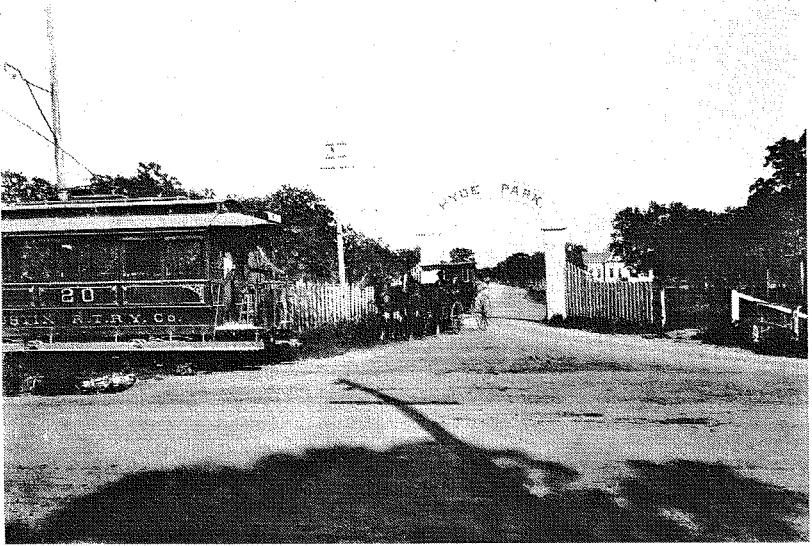


**The 35<sup>th</sup> Annual Hyde Park Historic Homes Tour**  
**Back to Hometown Austin: Hyde Park**



**June 18 and 19, 2011**

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# Back to Hometown Austin: Hyde Park

Welcome to this, the 35th Annual Historic Hyde Park Homes Tour. And Welcome Back to Hometown Austin! What began in the 1970s as a simple walking tour of the exteriors of historic homes in need of preservation has grown to involve scores of neighbors sharing with hundreds of visitors a history that is all of Austin's.

Unlike some homes tours, this one is not designed to sell you real estate and the houses you enter are not models, but the homes of real families. The tour is our annual opportunity to tell and retell the human stories that are our shared history. Newcomers to the tour, and to Austin, will learn how so many of the characters and institutions that make Austin the unique city that it is sprang from these streets. Just a few examples:

- Most people know that Austin's treasured historic moonlight towers are the last survivors of their kind anywhere. Fewer know that the very first of them was built and illuminated here in Hyde Park.
- Eddie Wilson, founder of Armadillo World Headquarters and then Threadgill's, as we know it today, learned his "Home Cooking, Southern Style" in his mother's kitchen on Avenue B.
- What is now Arthouse was founded as the Texas Fine Arts Association at the Elisabet Ney Museum at 44th and Avenue H.
- The graceful, moving bat sculpture that marks the colony that spends its summers in the Ann Richards Bridge on South Congress Avenue, was conceived in Hyde Park by artist Dale Whistler.
- East Dillon High School in the television series "Friday Night Lights" is actually Baker School at 39th and Avenue B.

Bus guides and house docents will tell you more about this handful of examples and many more. There is a story at virtually every corner and doorstep in Hyde Park. We are glad you are here to share them!

David P. Conner, 2011 Homes Tour Committee Chair

# **2011 Hyde Park Historic Homes Tour**

## **Welcome!**

Welcome to Hyde Park! Our neighborhood is one of the older neighborhoods in Austin. It was built at a time when air conditioning was not an option, so features such as front porches were widely incorporated in house design. Our neighborhood was designed with walkability in mind; early in our neighborhood's history, a streetcar line ran from Hyde Park to downtown.

Our association, Hyde Park Neighborhood Association, is in its 37th year. The catalyst for its formation was the threatened closure of Fire Station No. 9, and every October we celebrate that station and its preservation at the Fire Station Festival. Some of the newer traditions in our neighborhood include "It's My Park Day" and "National Night Out" events at Shipe Park and a celebration to mark the Shipe Pool opening every summer. Several of our neighbors formed the "Friends of Shipe Park", which this year is leading an effort to create a mosaic mural at the park. Over the last several years, numerous volunteers worked to create a local historic district in the part of the neighborhood you are in today.

Today's tour is the work of numerous volunteers from Hyde Park Neighborhood Association and Trinity United Methodist Church. The 2011 Historic Homes Tour Chair David Conner spent countless hours recruiting homeowners for participation and in planning and organizing the tour. And, of course, we are greatly indebted to the homeowners who have opened their houses this weekend!

We hope you enjoy exploring our neighborhood this weekend. We're glad you're here.

**Lisa Harris, Hyde Park Neighborhood Association President**

# 120 Years on the Avenues

## 1891-2011

Although we now find ourself in the very heart of central Austin, Hyde Park began as Austin's first planned suburb. Our founder Monroe Shipe envisioned a village within the city, with its own town center, parks, school, transportation and broad, tree-shaded, eminently walkable streets and alleys, its own mail delivery, street lighting and sanitation.

Shipe set about fulfilling his promise that Hyde Park would be a “place of perfect shade”, lining these streets with elms, pecans, sycamores, catalpas and hackberries planted and transplanted from property he owned near Manor. Many remain, joined by others sold by pioneer nurseryman Frank T. Ramsey.

Shipe built two lakes and a pavilion in the southwest corner of what is now Hyde Park, taking advantage of the crowds that would flock on weekends to the beautified Austin State Hospital grounds just across Guadalupe.

To link his suburb to the city a mile away, Shipe hatched a plan and sold it to the City Council. He got exclusive franchise rights to operate an electric streetcar line if he could make it work by a very tight 10-month deadline. Shipe arranged financing of the line without any of his own money and Austin's first electric street car rolled down Congress Avenue at 4 p.m. February 26, 1891, one hour and 44 minutes before his deadline.

Shipe brought the trolley line up the old Georgetown Highway, now known as Guadalupe, looping it through the broad Hyde Park streets he created for this purpose on 40th and 43rd Streets, Avenues B and G.

Before the economic upheaval that began with the financial panic of 1893, Shipe marketed his new development and sold the corner lots to Austin's upper crust, who built the landmark mansions on corner lots and attended concerts and galas at the pavilion on the tract occupied by the now-threatened Baker School, the largest public space remaining here today.

Soon after Shipe opened Hyde Park and sold the first 40 choice corner lots for construction of our grander mansions, he found a new market for smaller, cheaper lots among the clerks, storekeepers, state employees and seamstresses

of Austin. These lots became the sites of our cherished Avenue bungalows, especially near the 40th Street ends of Avenues C and D, on land that had originally been Shipe's park and resort.

The building boom of 1924 into the mid-1930s brought the Craftsman homes and the distinctive peak roofs of the Calcasieu cottages, which take their name from the Austin lumber company that erected so many of these all over Austin.

Other companies, local lumber companies as well as mail-order firms, sold smaller shotgun houses and slightly larger Craftsman bungalows, all finished by local carpenters, all similar in scale and form but each unique in the porches and finishing treatments contributed by these local artisans.

Thus did Hyde Park begin to become what it is today. This pattern of mansions on the corner, interspersed with smaller bungalows, would repeat itself throughout Hyde Park, becoming both the rhythm and the fabric of our neighborhood.

The early residents of Hyde Park, many of them Swedish, German, Swiss and Lebanese immigrants, worked to improve their community and created a culture of civic engagement still very much alive here today.

Challenged and inspired by Hyde Park School's beloved first principal, Miss Mary Lowry, Hyde Park parents rolled up their sleeves and won approval of Austin's very first school bonds to build Baker School in 1911.

The opening in 1929 of the Hyde Park Fire Station was another fruit of this activism and its importance transcends the protection it affords our neighborhood even today. The Hyde Park Neighborhood Association and the ongoing tradition of organized, effective citizen participation in the preservation of all that is good in this city began in response to a threat to close the station in 1974. This is why the Fire Station Festival each October is an important part of our local calendar. And it is the reason that one of Hyde Park's most beloved residents and her historic home is on the tour this year, saved by the efforts of firefighters from our own Engine Company #9.

By the 1950s, UT relaxed its requirements for students to live on campus and students began moving into the neighborhood. Many of them would fall in love with the area and return later to raise their families.

In the late 1960s, the city council began upzoning neighborhood properties from single-family dwellings to apartment complexes.

By the early 1970s, many of these historic homes were neglected by absentee landlords and the neighborhood seemed stuck in a spiral of decline and demolition.

In 1977, the City of Austin adopted what would be, for several decades, its only preservation incentives for landmark homes. The bargain traded tax abatements in exchange for owners' agreement to restore and maintain the homes that might otherwise have been lost.

From its modest beginnings in 1976, our homes tour each year brought new families who would find themselves risking their life savings to buy and restore homes they might not have otherwise been able to afford in the confidence that these landmarks would not decay and depress the value of their investment, much of it in sweat equity.

By 1979, the Hyde Park Neighborhood Association president was able to write for the homes tour, "This represents a growing confidence in the viability of restoration and adaptive re-use of older building stock. The landmarks themselves, of course, set the spirit for the rest of the neighborhood and even relatively new homes are receiving increasing and welcome attention. The net result in Hyde Park has been a reversal of neighborhood decline and the conservation of a major chapter out of Austin's architectural history."

Through the 1980s and '90s, this preservation ethic took hold and Austin continued to grow and develop all around us. The area became a desirable place to live for UT faculty and others who treasured the resulting human-scale urban environment.

In 1990, in the year before Hyde Park's centennial, the neighborhood association completed the necessary research and documentation for us to be listed in the National Register of Historic Places.

Hyde Park's growing viability did not go unnoticed by developers who recognized the marketability of a Hyde Park address, but paid less heed to their neighbors in building homes that undermined this fragile historic fabric.

National Register status offered too little meaningful protection of our historic fabric.

When the City of Austin finally joined the 2,300 other American communities with Local Historic Districts, neighbors worked for years to create the Hyde Park Local Historic District, not only Austin's largest, but also its most demographically and architecturally diverse.

While every day that something significant is not destroyed has to be considered a success for preservation, today, the landmark incentives that have meant so much to our preservation are under attack. We know what these incentives have meant to a booming local micro-economy within Hyde Park but we have seen little evidence that the economic effects of their withdrawal or radical reduction are being meaningfully considered.

Baker School, which is a century old this year, has been posted for sale by the Austin Independent School District, hard-pressed to deal with funding reductions imposed by a state government that seems bent on starving public education. Because Baker is part of the Local Historic District, its fate will be decided by the Austin Historic Landmark Commission. What is to become of the 4.4 acres of public land that surrounds the venerable structure that Hyde Park families hoped would one day be a school again will depend on a public process that has not yet commenced.

The commitment of Hyde Park to preservation will depend again on our tradition of effective civic involvement. We hope your tour of our beloved neighborhood will help you understand what is at stake and support us in this effort.

**Karen McGraw AIA**

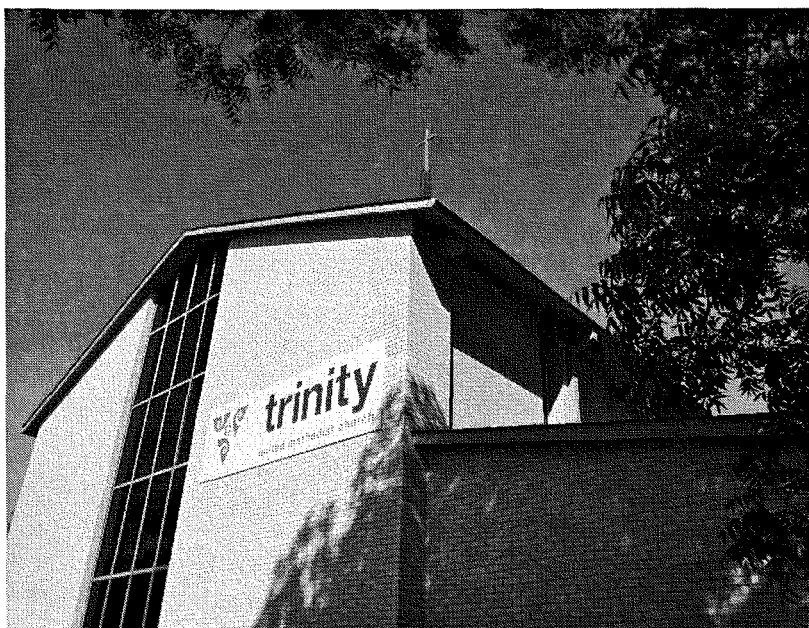
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**Longtime Neighbor New Again**  
**Trinity United Methodist Church**  
**ca. 1909**  
**4001 Speedway**



**The histories of Trinity United Methodist Church and Hyde Park United Methodist Church have long been intertwined with one another and with the history of the Hyde Park Neighborhood. The Hyde Park congregation traces its roots to 1909, when a group of Methodists organized a Sunday School in a**

store building on West 39th Street. Six months later, the growing congregation erected a building near 41st Street on the east side of Avenue D, where they were known as St. Luke's Methodist Episcopal Church South. When the congregation moved to their newly built sanctuary at 4001 Speedway in the 1930s, they became Speedway Central Methodist. In 1935 the name was changed once again, to Shettles Memorial Methodist, in honor of the retired Rev. Elijah Shettles, who had been supportive to the congregation. The name was later changed to Hyde Park Methodist.

In 1946, Mrs. Lucille Trainer and Mrs. D. W. McCaig from Shettles Memorial Church saw a need for a new Methodist church at the northern edge of Hyde Park. Trinity Methodist Church was organized through their efforts, and many of Trinity's charter members came from Shettles Memorial. The congregation met at Ridgetop School until 1947, when the members built the education building on their property at 50th Street and Evans Avenue. The sanctuary was completed there in 1955.

Shettles Memorial church added a children's education wing and Community Hall to its facility in 1954. The present sanctuary replaced the old sanctuary in 1967, and the pipe organ was donated in the mid 1980s.

Both congregations were active in the Hyde Park neighborhood, and they also interacted with each other in youth group activities and through the United Methodist Women. Hyde Park UMC operated Faith Food Pantry, where several Trinity members worked as volunteers. After the Faith Food Pantry closed, Trinity organized Hope Food Pantry with the advice and support of several Hyde Park members.

In 1992, Trinity voted to become a Reconciling Congregation, openly stating that all people, including lesbian, gay, bisexual and transgender people, are welcome into the full life of the church.

As the Hyde Park neighborhood changed in recent years, many members of Hyde Park UMC moved away and membership declined. By 2010, remaining members realized that they were too few to continue as a congregation. So in the same year that they celebrated their one-hundredth anniversary, Hyde Park UMC voted to close.

Meanwhile, the Trinity congregation had outgrown its facility and had been exploring options for expansion. When the Austin District of the Southwest Texas Conference of the United Methodist Church offered them the opportunity to move into the Hyde Park UMC building, they accepted joyfully, feeling that they were returning to their roots.

The renovations that have been made reflect the history of both churches. The wood in the chapel floor is from the Hyde Park congregation's first official home on Avenue D. The wood floor of the present Trinity pastor's office was formerly the stage in the Community Hall of Hyde Park UMC. The stained glass memorial windows from Trinity's old building have been incorporated into the church's interior walls. Construction workers found a stained glass window that they believe came from the first Hyde Park structure. It will be repaired and hung in the newly remodeled conference room.

Visitors to the sanctuary will note that the pews have been removed and replaced by chairs arranged in a circle. This arrangement reflects Trinity's emphasis on the importance of community relationships. Worshipers look into each other's faces instead of seeing only the backs of people's heads. The interfaith chapel reflects Trinity's commitment to honor other faith traditions.

Trinity seeks to serve the neighborhood and Austin community through such activities as Parents' Night Out, Hope Food Pantry, the Cold Weather Shelter for the homeless, and the Sunday morning Feed the Homeless program. AHB Community School, Little Village Preschool, Austin Men's Chorus, and the Hyde Park Neighborhood Association all use the space. Trinity's goal is that this facility will be not only a home to Trinity and its long-term tenants, but that it will be a welcoming Community Center for the Hyde Park and Hancock neighborhoods and for all of Central Austin.

**Clouded Centennial**  
**The Dewitt Clinton Baker School**  
**1911**  
**3908 Avenue B**



**Recognizing that he would need a school to attract families who might build homes in his new development, Monroe Shipe built the first Hyde Park School and, for the first year, paid its teacher, Miss Mary Lowry, from his own pocket.**

**This original school building was located on the east side of Speedway, between 38th and 39th Streets. It was built of lumber salvaged from the racetrack grandstands of the Texas State Agricultural Fair, as it was called**

before the State Fair was moved to Dallas. Shipe also used the salvaged material to build his own home at 39th and Avenue G.

In 1892, the Austin School District purchased the building, added more rooms and assumed Miss Lowry's salary, keeping her as principal.

In 1902, the school was renamed in honor of Dewitt Clinton Baker to recognize Mr. Baker's service to education in Austin.

Dewitt Baker was an avid reader in five languages and deeply interested in general knowledge and education. Mr. Baker was among the founders of the Austin Public Library. He was the inspector of schools for Travis and Hays counties from 1872 to 1877.

According to an account of Baker School's history published in the *Austin Daily Statesman* in October 1914, mothers at the school grew unhappy with the school building in 1908. Because of the limits of its size, Hyde Park children could not complete all elementary school near their homes, but had to go to Wooldridge to prepare to enter high school.

Miss Lowry responded, "Well, why don't you women change it?" She challenged them to organize a Mother's Club, to which they promptly agreed.

The Mothers' Club's first meeting attracted more than 50 women and selected Miss Lowry as temporary chairwoman.

Over the next few years the Mothers' Club succeeded in getting new rooms added to the original school, enough that Hyde Park's children could all complete their elementary education in the neighborhood.

In 1910, these women campaigned successfully for Austin's very first school bonds to pay, in part, for construction of a new Baker School.

The school site was secured on land that had originally been a part of the original "Park" in Hyde Park, and the new 12-room brick Baker School opened in 1911.

For the best part of the next 60 years, Hyde Park students wore the green and white colors of the Baker Buckaroos.

According to the Statesman account, Miss Lowry was succeeded by a new principal, W. H. Emert, "Miss Lowry having requested release from these arduous duties, she being retained as an efficient and much loved teacher of our little ones. There are few men and women who live in Hyde Park, born and bred there, who have not Miss Lowry to thank for much of the good they gathered from life's school."

Lowry, whose own home survives a block away from Baker at 4001 Avenue C, earned the affection of a generation of students for her willingness to keep ringing the school bell until the last of the children she saw literally running late reached the schoolhouse door.

Former students have noted the architectural similarities between Baker and Fulmore Middle School, and a casual observer can readily recognize the identical brickwork patterns the two buildings share, although Fulmore's multiple changes and additions have obscured the original facade still visible at Baker. Renowned Architect Roy L. Thomas created a major addition to the school to keep pace with the growing baby boom in the 1950s.

Baker functioned as an elementary and junior high school until declining enrollment led to its closing in the 1970s.

Today Baker is used as an administration building. Hyde Park residents have voted in the building for many years and enjoyed the playgrounds and broad, shaded lawn of this public space.

In recent years, the building has been used for exterior shots of the fictive East Dillon High School on the television series "Friday Night Lights".

With little consultation with the neighborhood, the Austin Independent School District is offering the school for sale to bridge budget gaps created by the state's failure to adequately fund public education.

As Baker is part of the new Hyde Park Local Historic District, the fate of Baker will likely be an early test of the protections promised by such districts. The Hyde Park Neighborhood Association has proposed that the building be leased rather than sold.

**Confederate Veteran**  
**The Duett-Cummings House**  
**1923**  
**4009 Avenue A**



**In 1923, John Duett and his wife Dora built this colonial revival style bungalow at 4009 Avenue A. John was a Civil War veteran and Dora a laundress.**

The Duetts had lived in the house for about four years when John died and Dora moved to the Confederate Woman's Home a short walk away at Cedar and 38th Street in 1927.

The Confederate Woman's Home, still preserved at its original site, opened in 1908 to serve the indigent widows of Confederate veterans and would care for 3,400 such women in the 55 years it operated before being sold by the State of Texas in 1986. Today it has been repurposed as the home of AGE, Austin Groups for the Elderly, a project of the late Hyde Park merchant and civic leader Willie Kocurek.

Two Texas leaders associated with Hyde Park played pivotal roles on opposing sides in the conflict between the states. Oran Milo Roberts (1815-1898), whose home stood at 40th and Avenue D before it was destroyed by fire, was an ardent secessionist and Texas Supreme Court Justice. In 1861, Roberts was unanimously elected to chair the Texas Secessionist Convention and authored the measure withdrawing Texas from the Union. After the Civil War, Roberts served two terms as Governor of Texas, from 1879 to 1883.

Andrew Jackson Hamilton (1815-1875) was elected to represent Travis County in the Texas House of Representatives. He was a leader of the anti-secession "Opposition Clique" and on this platform was elected to represent the Western District of Texas in the US House. During the secession winter of 1860-61, he worked on the US House committee attempting to avoid conflict among the states and returned to Texas to be elected to the Texas State Senate in 1861. He remained in Austin until alleged plots against his life forced him to flee to Mexico in 1862. Hamilton would become a hero in the North, delivering anti-slavery speeches edited by his daughter, Bettie Hamilton Woodburn, who in 1920 bought the house that bears her name and is now located at 44th and Avenue D. Hamilton would also serve a short, stormy term as Texas Provisional Governor during reconstruction in 1865-66.

The Duett-Cummings house's broad, inviting front porch with its evenly spaced columns and board-and-batten construction mark it as an early example, and it is believed to have been the first home on this block.



Teardrop siding, more common among Hyde Park frame homes, seems to indicate a later addition at the rear of the structure.

In 1927, W.R. Needham and his wife Sarah purchased the house from the Duett estate. Mr. Needham was chief fireman at the Austin State Hospital and the family also operated a grocery store at 500 West 40th Street.

In 1939, Othniel Cummings and his wife Hettie moved in the house. Mr. Cummings was a carpenter and his family also operated a jewelry business downtown. In 1942, the Cummings family moved to Avenue B and the house then became a rental property, occupied by tenants, many of whom worked at the Austin State Hospital.

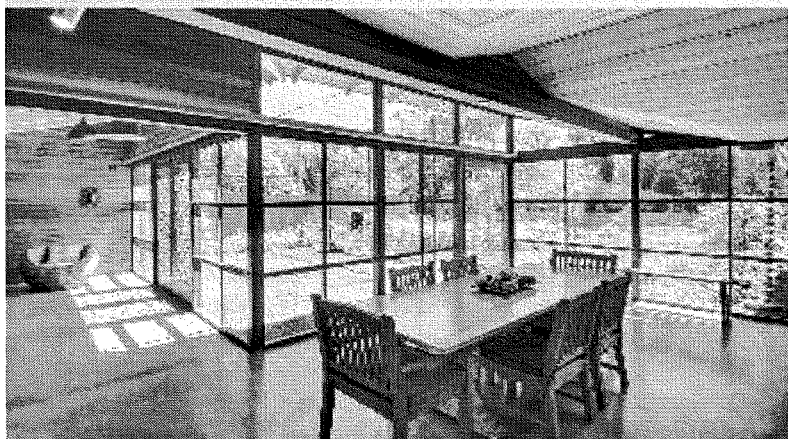
As University of Texas students poured into the neighborhood in the 1960s, City of Austin policies then allowed construction of high occupancy apartments, resulting in the destruction of many old Hyde Park homes along Avenue A.

It was only after a reversal of these city zoning policies successfully sought by the Hyde Park Neighborhood Association and the reversal of declining property values enabled by landmark protection for Hyde Park's grander homes in the early 1970s that the remaining houses along Avenue A, such as the Duett-Cummings house, became owner-occupied, were restored, and were modernized for today's families.

The Duett-Cummings house retains its original oak flooring. In recent years, the interior has been modernized to an open area environment and minimalist aesthetic favored by modern families.

The current owners, Dr. Michael Nill and his wife Dr. Irene Cohen, purchased the house in 2010. This year's Homes Tour marks the first time the house has been open to the public.

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**Cover Girl**  
**The John and Myrtle Carlestone House**  
**1893**  
**4007 Avenue B**



**The 1893 Folk-Victorian John and Myrtle Carlestone house, among Hyde Park's oldest surviving homes, appears on this year's tour while its restoration is underway. The home is pictured on the cover of this brochure in the historic photograph showing the gateway to Hyde Park that stood at 40th Street and Avenue B, along with Monroe Shipe's electric trolley. (The Carlestone home appears in the background of the picture, just to the right of the gate.)**

John Carleston, a contractor and member of Hyde Park's burgeoning community of Swedish immigrants, built this sturdy house and lived there with his wife Myrtle until 1922. The family kept a horse and buggy for transportation behind the home and drew water for their garden from a well. The water was unfit for drinking, and Carleston would drive his horse to the vicinity of the state capitol for artesian drinking water.

Mabel Carleston McGuire recalled, in *Austin's Hyde Park...the first fifty years: 1891-1941*, by Thad and Sarah Sitton, that her mother would make great batches of oatmeal cookies and hide them in her father's tool chest so the children would not eat them all at once and that overnight company would sleep in the children's beds while the children spent the night on pallets on the living room floor.

As with so many Hyde Park homes, after the Carlestons, the house was home to a procession of tenants as the structure decayed from neglect. E. F. "Jack" Huppertz purchased the home and saved it from demolition in June 1967. Mr. Huppertz's daughter Linalice Carey has lived here ever since.

One of the several miracles of this restoration is that the home is there today at all, and it would not have been but for the speedy response of the firefighters of Hyde Park Fire Station's Engine #9.

Thanksgiving evening, 2010, Carey smelled smoke and called 911. Less than three minutes later, Engine #9 was on the scene. Firefighter Mark Ostrout, himself the product of a Hyde Park upbringing, was aboard Engine #9 that night and recalled that the blaze, which was spreading to the home's attic, required five AFD engines and two ladder trucks to bring under control.

Given that saving the fire station was among the pressing reasons for creation of the Hyde Park Neighborhood Association, there was more than poetic justice involved that Carey, a steadfast supporter of both the association and of our new Local Historic District, would have her home saved this way.

Carey, who has lived in Austin since 1932, lost most of her possessions in the fire. She, her daughter Linda Breakey and grandson Duane Breakey escaped the blaze without injury but with little more than the clothes on their backs.

During the weeks after the fire, neighbors pitched in to clean and recover what was salvageable, including furniture, clothing, family heirlooms and photographs. "Our friends and neighbors, so many good people, were wonderful to us and brought us everything we needed. I am so grateful to every one of them," Carey said.

Carey's grandchildren, Michael Wayne Breakey, Lisa Kimberly Breakey and Duane Earl Breakey, are busy restoring the home, which she hopes to return to by the end of July. "I will crawl there if I must," she said.

Linalice Carey's recovery from the misfortune of the fire was an opportunity for neighbors to express their appreciation for a lifetime she has spent creating the vibrant local culture that is such an important part of our city. Among many other accomplishments, Carey was both the founder of what is now Hyde Park Theatre and is widely credited with conceiving the B. Iden Payne Awards still given annually by the Greater Austin Creative Alliance (successor to the Austin Circle of Theatres), for outstanding contributions to the Austin theatre community. The Circle recognized Carey for her contributions in 1979.

Carey's longstanding involvement with theatre in Austin landed her a small part in Sam Peckinpah's 1972 "The Getaway", filmed in San Marcos. But Carey is proudest for the role she played as a student at the University of Texas in the racial integration of cafes and movie houses on the Guadalupe "Drag" in the 1960s.

In his remarks for the 2000 Homes Tour, the neighborhood association president wrote that Hyde Park's "culture of artists, musicians and poets goes back to the days of Elisabet Ney." There is no doubt he had Linalice Carey in mind when he wrote those words.

**Charm Challenge Met**  
**The Phillips-Frazier House**  
**1909**  
**4104 Avenue B**



**Narrow 25-foot Hyde Park lots sold for \$110, with payment terms of \$10 down and \$5 a month, when J.W. Phillips and his wife Nancy bought their first lot here in 1903. They paid off the first lot and six years later, in 1909,**

commenced building their modest wing-and-gable Victorian house in 1909 but they did not complete the purchase of the second lot needed for the house until the following year.

Situated on Hyde Park developer Monroe Shipe's Austin Rapid Transit Railway trolley line that looped off Guadalupe along 40th Street and then Avenue B, and just three blocks south of Avenue B Grocery, today Austin's oldest surviving grocery store, this house has seen plenty of neighborhood activity over its lifetime. At the end of 1915, the Phillips sold their house to Mildred and Simmone Mallet.

The Mallets rented the house to a procession of tenants that included garment workers, employees of the Austin State Hospital just across Guadalupe, an ice company bookkeeper, a carpenter, a blacksmith, a painter and a meat-packing worker.

James H. Rogers and his wife Constance bought the house in 1933 and became the first owners to live in it. Rogers was a brakeman on the Southern & Pacific Railroad, and he and Constance occupied the home until Mr. Rogers' death in the early 1940s.

Constance and her children sold the home to James and Arma Frazier in late 1946. The Fraziers undertook the first major renovation of the house, adding 200 square feet in a modest kitchen and bathroom that extended straight back from the front of the house. James was a teacher at Austin State School and Arma was a clerk at the IRS. The Frazier children most likely attended the Baker School, just over a block away. James remarried in 1956 after Arma's death, and he and his wife Martha continued to live at 4104 Avenue B until 1968, when they began renting it out. After James passed away in 1974, his son Charles sold the house to Philip Presse in August of 1977.

For the next 27 years, the house was rented to Austinites of all ages and walks of life, including a retiree, a man who worked at the Pecan Street Cafe, a UPS worker and a Thundercloud Subs employee. Patrick Flanagan, a student who lived in the house in 1983 and 1984, likely chose to live in Hyde Park in order to be closer to UT, as many students still do today.

The house was restored and reborn in the summer of 2009. Jeff and Katie Bullard, a husband-and-wife team that runs Avenue B Development, purchased it and immediately removed the deteriorating 1940s addition. Mrs.

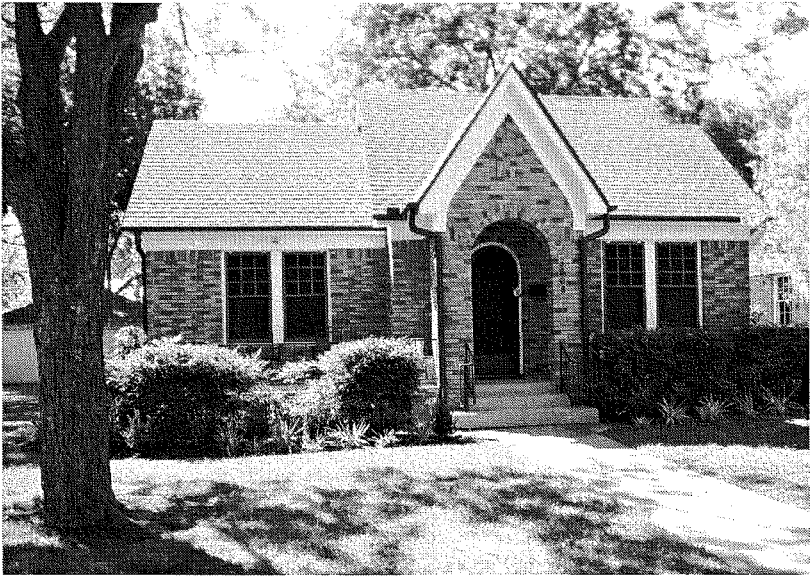
Bullard, an architect, designed a renovation to fit seamlessly with the 1909 rooms and expanded the home to include an open kitchen and living area, two more bedrooms and two bathrooms.

The Bullards successfully overcame major challenges; they retained the original historic Victorian facade and fitted their renovation between two of the treasured legacy post oaks that shade this part of Hyde Park. They incorporated one oak into the new structure by building a porch around it on the right side of the house. Two sets of French doors open onto the porch from the kitchen and bath, and the tree serves as a focal point for the U-shaped structure of the rest of the house. In order to create a uniform aesthetic throughout the house, Mrs. Bullard matched the ceiling height and window size in the addition to those in the original structure, and she designed baseboards and trim to mimic the Victorian designs from 1909. Note the circular pattern in the upper corners of the door casings and the wainscoting in three rooms. Another unifying element in the house is the flooring, made from hardwood boards salvaged from a late-19th/early-20th century New Orleans building.

Current owners Josh Busby and Bethany Lee Albertson moved into the newly renovated home in early 2010. Busby and Albertson, both University of Texas professors, were pleasantly surprised at the spaciousness of the house, given the modest front gable and porch visible from the street. The house has been beautifully updated for contemporary life but still retains a strong sense of the original Hyde Park neighborhood.



**Family Ties**  
**The Olson-Foster House**  
**1934**  
**3808 Avenue H**



**Sited in the Shadow Lawn addition of Hyde Park, the Olson-Foster House was constructed for Frank Oscar Olson and his wife Esther in 1934, and it typifies prosperous Depression-era middle-class housing of both Hyde Park and other contemporaneous neighborhoods such as Tarrytown and Travis Heights.**

**The house was reportedly constructed with material from the Becker Lumber Company by Martin Shipe, son of neighborhood founder Col. Monroe M. Shipe.**

Frank Olson was born in Illinois in 1874, and his wife, in Texas in 1879. Their parents were all natives of Sweden. Austin had a thriving Swedish community in the later 19th and early 20th centuries. The Olsons farmed in the Manor area and acquired this lot in 1925.

Often Austin lumberyards of the day had a stable of building designers, usually not architects, who could take stock items to create homes, usually in the popular eclectic architectural styles of the day. The Olson House is an architectural hybrid, owing much to both English Cottage and Tudor Revival styles.

Tudor architecture was known for its picturesque, irregular elements, and this is evident in the front (east) half of the Olson House. There are a great many gables and a steep roof. The front door and entrance porch are round-headed, as is the cottage window to the side of the door. Faux massive hinges on the door evoke ancient metalwork, and three colors of brick are used to give flat surfaces an appearance of texture. Although windows in the house are generally a one-over-one pane configuration, the screens give the house the appearance of Gothic multi-lite windows.

The Olsons were parents of four daughters, Bendella, Dora, Mildred and Gladys, all of whom lived in the house. Miss Dora Olson sold the property in 1961 after her parents' deaths to merchant Robert Coleman Foster, then aged 44 and a native of North Carolina, and his wife, the former Anna Nellie Joseph of the well-known Lebanese-Texan family of that name. The Josephs were a tightly knit family and Anna Nellie shared the 3800 block of Avenue H with three of her sisters and a cousin. Two other cousins lived nearby on Avenue G.



Robert Foster, known to his neighbors as R.C., strolled Shadow Lawn puffing on his cigar, with a hearty greeting for everyone he met. Foster liked to describe how, as a youth, he walked from San Antonio to Austin and began his business career buying and selling toothpaste and blankets. He operated a successful window covering business on East Sixth Street until he was well into his 80s.

Foster and his sister-in-law Agnes Joseph Owens freely shared much history

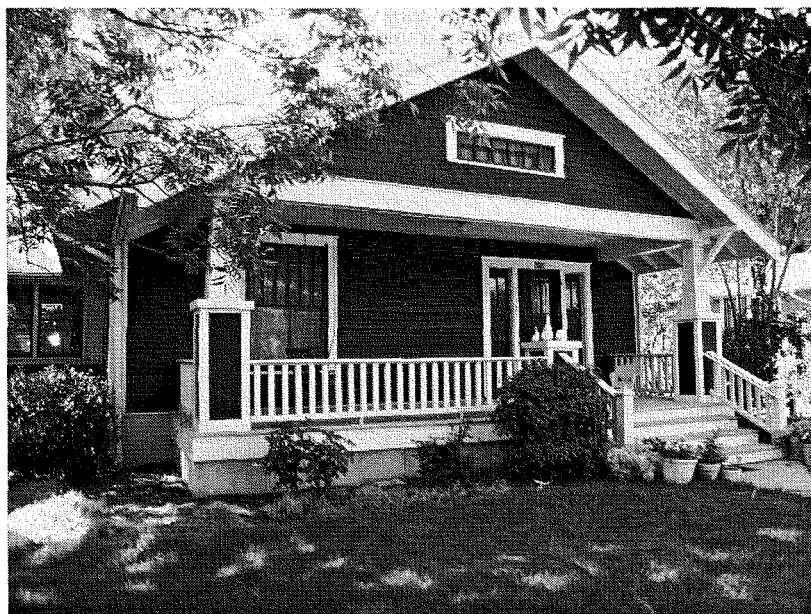
and some very savvy observations from their porches, facing each other across the street.

After Robert Foster's death in 2005, Cynthia and Rex Baker III acquired the property for their son, then a 4th generation University of Texas law student. Francis E. (Frank) Wilde, a Dell executive, bought the property in 2009.

The Olson House has an unusually high degree of integrity with no exterior and only minor interior changes. The furnishings are in keeping with scale and character of the house, and mature trees dot the property. Pecan trees, many hybridized and developed by Frank Ramsey's nursery at 45th and Guadalupe, were marketed in early Hyde Park with the notion that the sale of a successful pecan crop would amount to enough profit to pay the property taxes on these homes. Like many of his neighbors, Foster would have the trees topped in the belief that the practice would produce more pecans.

	<h3>Edna Wilson House</h3> <p>Offered at \$779,900</p> <p><i>Take a Virtual Tour:</i> <a href="http://www.HydeParkAustinHomes.com">www.HydeParkAustinHomes.com</a></p>
<p><i>4211 Avenue F— A Featured home in the 1998 Hyde Park Historic Homes Tour. Truly a Hyde Park Treasure.</i></p>	<ul style="list-style-type: none"><li>• 4 beds, 3 baths, 3 living areas</li><li>• Updated kitchen with marble counters and Jenn-Air range</li><li>• Gracious formal dining room</li><li>• Luxurious master bath with dual shower and pedestal sinks</li><li>• Cozy window seats in bedrooms</li><li>• 2 car garage with upstairs income-producing garage apt</li><li>• Amazing Screened Porch</li><li>• High ceilings &amp; abundant light</li><li>• Large yard, mature trees</li></ul>
 <p><b>Emerald Haven REALTY</b></p>	<p>Specializing in Central Austin Neighborhoods</p> <p>Anne McCormack Haikola Broker-Owner, REALTOR®, CRP, SRES, ABR® 512-293-5737 <a href="mailto:Anne@EmeraldHavenRealty.com">Anne@EmeraldHavenRealty.com</a></p>

**Craftsman Classic**  
**The Proctor-Evans-Otting House**  
**1916**  
**4200 Duval Street**



The Proctor-Evans-Otting House is a fine example of a Craftsman bungalow in Hyde Park. Constructed in 1915 for Iowa-born Jennie E. (Mrs. Nathan) Proctor, then age 43, the house was more likely designed by a contractor or lumberyard designers than by an architect. It retains its overall period integrity and is a proud City of Austin Landmark and a contributing structure of the Hyde Park Local Historic District.

Widow Proctor was the mother of nine children, likely a squeeze in the two-bedroom house. The family soon moved to Los Angeles, and the property changed hands a number of times in the late teens and '20s. The most noted early owner was the Rev. Henry Clay Evans, founding president of the Texas Presbyterian College for Girls at Milford (near Waxahachie), which later merged with Austin College in Sherman. Evans acquired the Duval St. property in 1921 for \$4500.

In 1928, Swiss-born baker Henry Maerki bought the property, and the following year his sister Lutie May and her husband, insurance salesman Alvah Otting, were in residence. In 1933, they acquired the property outright for \$3445, and Lutie Otting would live in the house over 50 years, until her death in 1982. It was then acquired by John and Bridget Aldridge, and then sold to John's sister Carolyn McFarland and her husband Samuel. The four Aldridge siblings were raised two blocks away on Park Boulevard and Carolyn's sister Susan and niece Jennifer and their families live in adjoining houses just to the south of the Proctor House, which has become a favorite spot for family reunions and holiday gatherings.

In the 1990s, contractor Stanley Kozinsky renovated the house for the newly widowed Carolyn, taking care to preserve essential character-defining features while updating the mechanical systems and addressing structural deficiencies. He later replaced 1950s metal porch supports with bungalow-style columns.

Visitors will find many notable period features. The dark green exterior paint with white trim and black screens is appropriate for a bungalow of the 1910s or '20s. Loblolly pine pocket doors, a Victorian carryover, remain between the living and dining rooms, and the dining room has a particularly nice built-in buffet similar to others in the neighborhood. Wallpaper, used throughout Hyde Park until recent decades, is found in several rooms. Family antiques are in keeping with the character of the house.

A recent remodel of the kitchen has added much to the lightness of the house. A pantry wall was removed, thus opening its window directly into the kitchen. The kitchen island, new Silestone countertops, updated appliances and paint

brighten the room. The floor is of highly durable Marmoleum, popular for 150 years and made by the oldest linoleum manufacturer in the world.

The finished attic (not on tour), constructed by builder Bill Stone, has a playroom for family members, and a special, hidden "Nancy Drew Room" is above the front porch.



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*The Graham Johnson Family*

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*Mother's Café & Garden*

*Hyde Park Bar and Grill*

*Linda & Cecil Pennington*

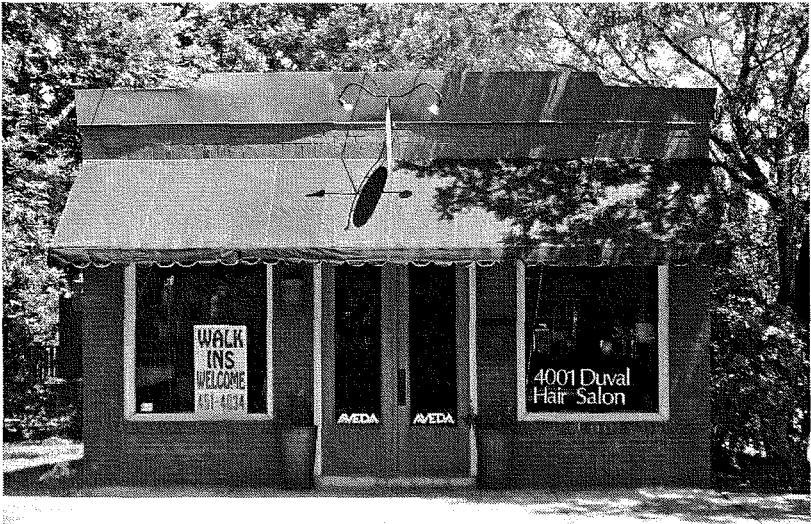
*Dorothy Richter*

*Eric & Keri Stumberg*

*Margot & Grant Thomas*

*Liz Williams*

**Corner Store**  
**Cashway Bakery and Grocery**  
**ca. 1926**  
**4001 Duval Street**



**In the mid 1920s, the V. A. Cuneo family purchased 3 lots at the corner of 40th Street and Duval. They built a house at 4003 Duval and sold flowers grown in the terraced yard to the north. In 1926, they built the small commercial building on the corner just south of the house and rented it out as a grocery store. The 1927 Austin phone book listed this as the Cashway**



**Bakery and Grocery.** Elizabeth Cuneo was listed as a clerk and John Cuneo as a driver at the bakery.

During this time in Austin, it was common for shops such as this to exist within blocks of each other. A quick look at the listings for grocery stores in Hyde Park showed between 10 and 15 such establishments. They were small, set amongst residential houses and easy to reach on foot. They provided easy access to fresh food and jobs for local residents and also served as clearinghouses for news and places where neighbors could discuss local events.

The building remained a grocery for the next several decades, operating under various names including Your Way Cash Grocery and Johnson & Johnson Grocery. By 1940, the Cuneo family was operating Cuneo's Quality Baking Company in the 4200 block of Guadalupe and was well-known for their Cuneo Rum Cakes. People would line up down the block to purchase this local favorite, was featured during the 1991 Centennial Homes Tour.

Over time, small groceries were replaced with fewer, larger stores that provided a greater variety of goods. The small building at 4001 Duval became the Artwall Trophy Shop and then Piano Forte, both of which served the local area for many years. Her Gear, a women's sport clothing shop, next found a year-long home at this location.

In December of 1980, Debra Day and Carol Wagner rented the space and opened a hair salon that still exists today. After renting for about 18 years, they purchased the building from the Cuneos' granddaughter. They have made several major repairs to the building over the years, while maintaining the original look and feel of both inside and outside. The most recent work was a tasteful addition to the rear that houses a small office/break room.

Today, 4001 Duval is still a simple, vernacular commercial building. Its symmetrical street front has canvas awnings over the flanking windows, an appropriate period solution in Hyde Park for mitigating the sometimes harsh west sun. The common bond brickwork of the building has not been painted, retaining its distinctive rusty red appearance.

Be sure to look up at the ceiling and at the interior front of the building, which has its original transom windows. This was a common way to get light into long, narrow buildings of this type. The large windows on either side of the building are not as common but are original, an added benefit of the fact that this is a free-standing building without shared side walls.

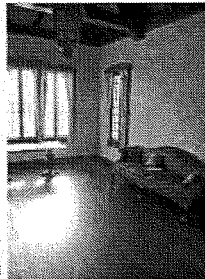
And yes, 4001 Duval is still considered a good place to get news and discuss local events!



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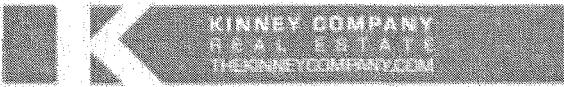
A house like no other... 3820 Avenue F

Peter Mandbendel loved his daughter Valerie and built this house for her as a wedding present in 1934. It exists now as it did then, but needs a new owner to restore its former glory. It is for sale for the first time. Eligible for a rehabilitation tax freeze.

\$449,000



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**The 2011 Hyde Park Historic Homes Tour Committee**

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**Catherine Moore: Publicity and Map Development**

**Peter Maxson, David Conner, Hannah Carney, John Paul Moore:  
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**Carol Burton: Photographer**

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**David Conner, Wanda Penn, Alan Marburger, Peter Maxson :  
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**Tom Hansen, Amy Duncan: Trinity United Methodist Church  
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**Peter Maxson: Research Consultant**

**Barbara Gibson, Lorre Weidlich: Homes Tour Consultants**

**Deaton Bednar: Party Coordinator**

**Robin Silberling: Homes Tour Website**

**Catherine Moore: Historic Pictures**

## **Final Message**

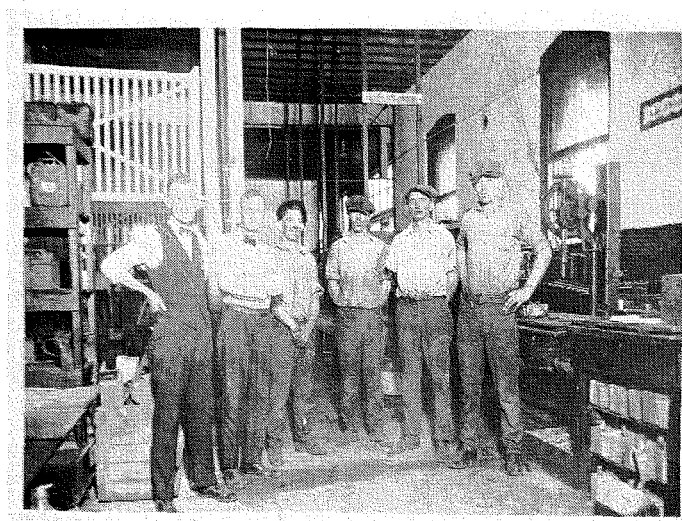
**Again, I want to thank all the home owners, house captains, docents, volunteers, sponsors, friends and visitors for making this event happen.**

**I especially want to thank Trinity United Methodist Church and its members for assisting in the 2011 Hyde Park Historic Homes Tour. It has been a blessing to work with individuals that exemplify enthusiasm and excitement in the planning of this event.**

**On behalf of the 2011 Homes Tour Committee, I deeply appreciate all that was done for this event. The Hyde Park Neighborhood is fortunate to have Trinity United Methodist Church in the neighborhood.**

**David P. Conner, 2011 Homes Tour Committee Chair**

## NOTES

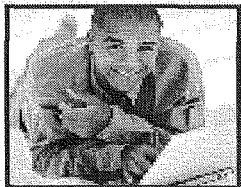


Old Battery Shop, Hyde Park, 1920s

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## **Houses and Buildings on the Tour**

**Trinity United Methodist Church at 4001 Speedway**

**Baker School at 3908 Avenue B**

**Duett-Cummings House at 4009 Avenue A**

**John and Myrtle Carleston House at 4007 Avenue B**

**Phillips-Frazier House at 4104 Avenue B**

**Olson-Foster House at 3808 Avenue H**

**Proctor-Evans-Otting House at 4200 Duval St.**

**Corner Store Cashway Bakery and Grocery at 4001 Duval**



**Roy George's Gulf Station, Guadalupe Street, 1941**