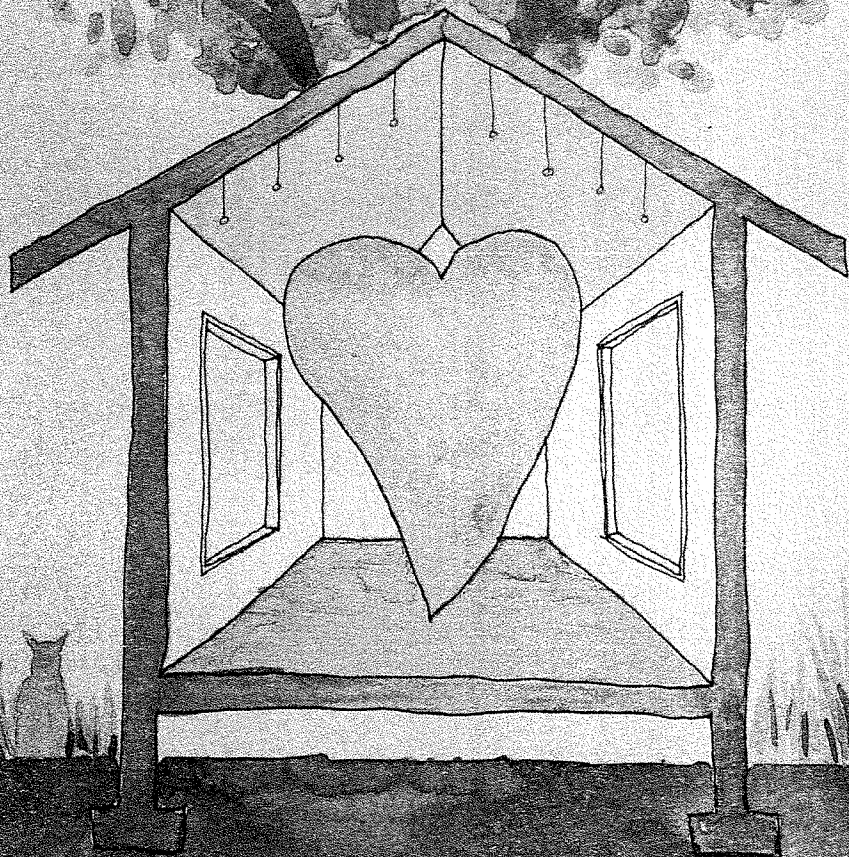


37th Annual
**HISTORIC HYDE PARK
HOMES TOUR**



2013



Welcome!

Hyde Park: Inside and Out

A confederate soldier. A farmer. A suffragette. A Driskill Hotel chef. An insurance agent. A stenographer. Carpenters. A Ph.D. A telephone operator. WWII soldiers. State agency employees. UT professors. A cashier. Students. A photographer. A mercantile president. A musician. A financial manager. A teacher. A college instructor. Lawyers.

These are only a few of the many people who lived in the six homes featured on this 37th Historic Hyde Park Homes Tour. Not only do the homes chronicle different periods of architectural styles, but their histories show the varied lives and stories of Hyde Park neighbors during the past 119 years.

During that time, one of the homes was saved from demolition, while another was almost entirely rebuilt. One home is a city landmark, and another received a 5 star LEED energy rating. Two homes have newly designed gardens, while another has chickens. All of the homes have been updated to accommodate modern tastes and conveniences, yet they retain much of the architectural detail and charm of the past.

When the Homes Tour planning committee selected "Hyde Park: Inside and Out" as our theme this year, they were focused on the obvious - historic architecture, period detailing, new upgrades, and beautiful gardens. After historical research began, however, another important feature emerged - the many people who transformed those houses into homes. We know that you will enjoy learning about these homes, inside and out.

Carolyn Grimes
2013 Homes Tour Chair

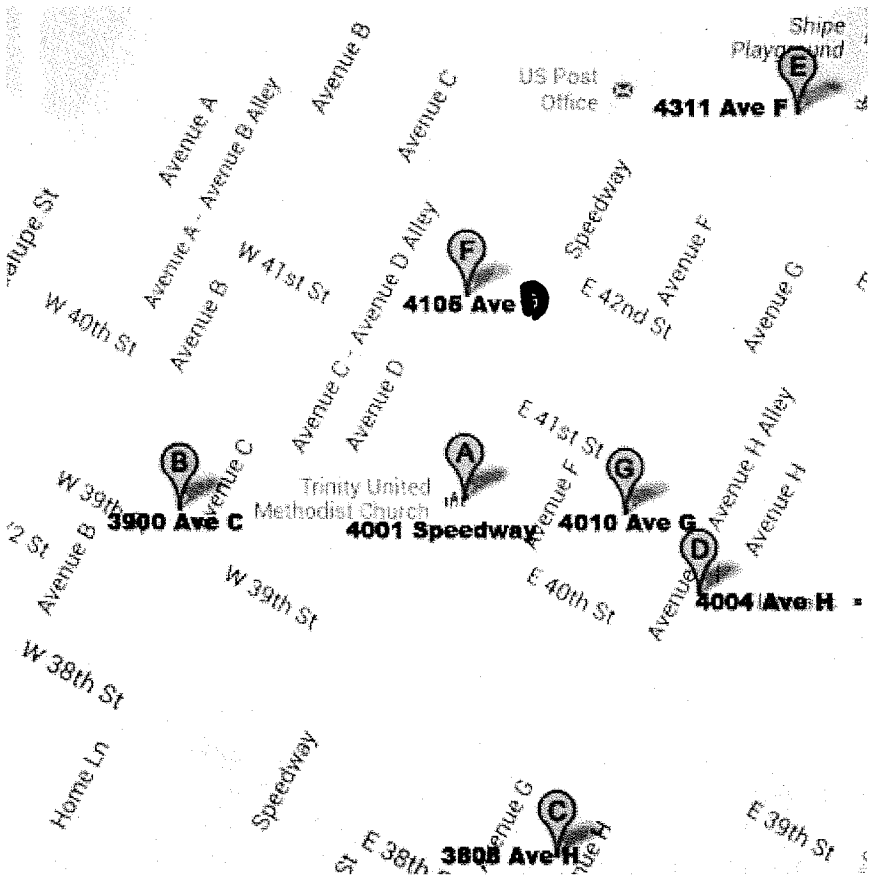
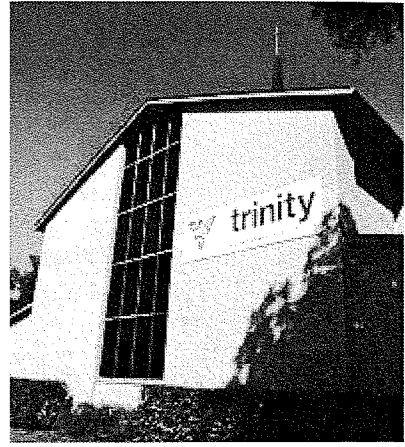
Kevin Heyburn & Lorre Weidlich
Co-Presidents, Hyde Park Neighborhood Association

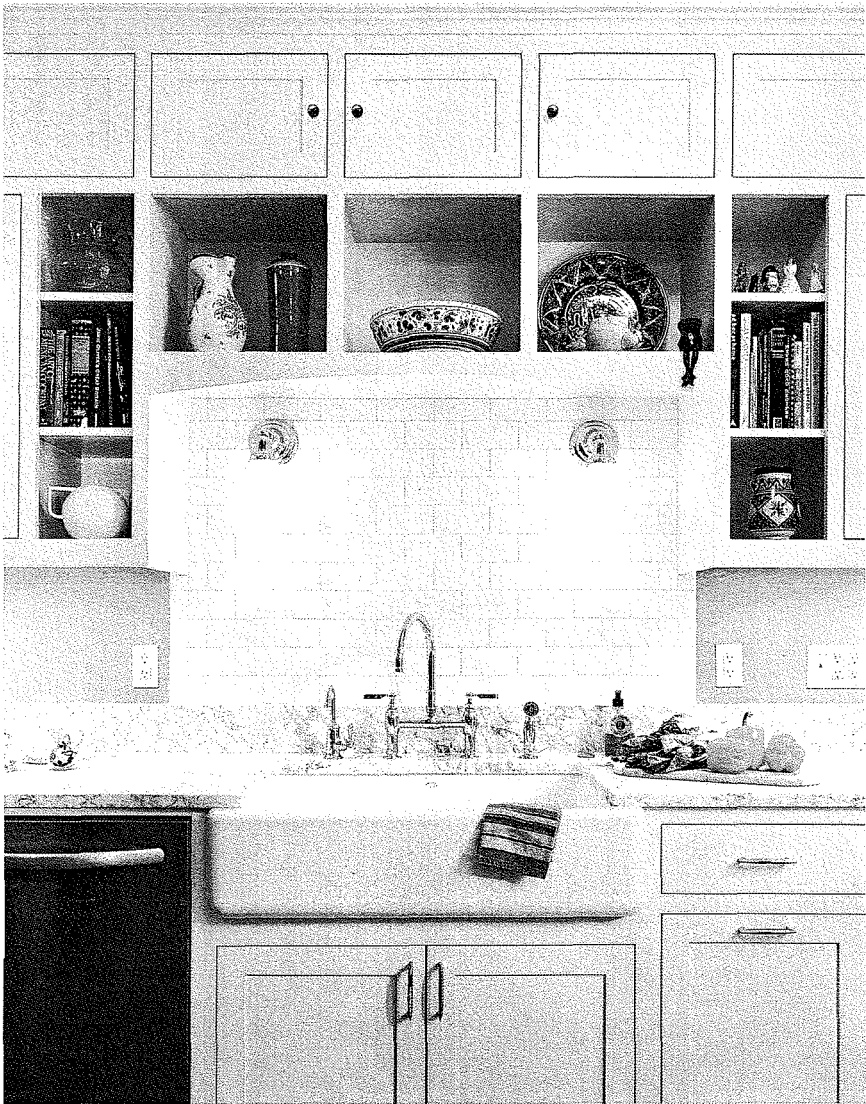
Hyde Park Homes Tour Route

Begin your tour at Hyde Park's Trinity Methodist Church, 4001 Speedway. Parking is available across the street.

Trinity is presenting a special, free program of period folk music and storytelling from 10:30 to 11:30 a.m.

You can walk the from tour route, travel it by bicycle, or take your car.





Don't Move—Renovate!



Residential Architecture,
Construction, and Outdoor Spaces

www.CGSDb.com 512.444.1580

Oliphant House

3900 Avenue C



The James and Alice Oliphant House is significant for several reasons. It was one of the first generation of houses in the fledgling Hyde Park neighborhood, and it is one of the few remaining two-story houses from that era. A largely intact example of the Queen Anne style, it was designated one of the first City of Austin Landmarks in 1974. It has been the home of several noted Austinites, including photographer William James Oliphant and early feminist Anna E. Walker.

Indiana-born Oliphant (1845-1930) moved to Austin with his family in 1853. His father was a jeweler on Pecan (now 6th) Street. He enlisted in the Confederate Army; served in Company G, 6th Texas Infantry, Patrick Cleburne's Division; and was reportedly shot seven or eight times and captured twice. Afterwards, he ran a noted photographic studio until the 1880s. According to *The Handbook of Texas*, "Oliphant was especially skillful in stereoscopic and landscape photography and won six blue ribbons in photography at the 1876 state fair. His paper prints range from tiny locket sizes up to seventeen by twenty inches. In his first years in business he also made ambrotypes, although none is known to exist today." He later worked in various government agencies. The

year the house was built, Oliphant left the Board of Public Works (1891-94). Shortly thereafter, he worked for the Water and Light Commission (1895-96). He was a Mason and a member of the Travis Rifles and the Washington Steam Fire Engine Company.

Oliphant and his second wife, the former Alice Olive Townsend (1852-1908), contracted in 1894 with contractor E. A. Ellington to build them a house at a cost of \$1875. The contract specified "good masonry and the hardest quality" and carpentry using "the best of quality timber free from injurious defects." The four-bedroom house has robust Queen Anne Eastlake style detailing, and its large lot provides an especially prominent setting. Some original landscape features remain.

The Oliphants lived in their Avenue C home only a decade. James Oliphant died in 1930 and was buried in the family plot in Oakwood Cemetery. His daughter Jane married famed historian Walter Prescott Webb.



A notable later owner was Anna E. Walker, president of the Texas Woman Suffrage Association, who acquired the property in 1916. An intriguing but little-documented figure, Mrs. Walker worked with Minnie Fisher Cunningham (later first Executive Secretary of the League of Women Voters) and others to secure the passage of the 19th Amendment, which provided universal suffrage.

The Oliphant House has changed hands several times. The property faced an uncertain future in 1974 when, with the encouragement of the Hyde Park Neighborhood Association, it was acquired and partially restored by Keith Marshall. Educator Don Davis and his late wife, community activist (and former HPNA president) Avis Davis, purchased the Oliphant House in 1977, and it remained their home for over twenty years. Its current owners acquired it in 2002.

Olson-Foster House

3808 Avenue H



Situated in the Shadowlawn Addition of Hyde Park, the Olson-Foster House was constructed for Frank Oscar and Esther Olson

in 1934. It typifies prosperous Depression-era middle-class housing of not only Hyde Park but 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 was born in Texas in 1879. All of their parents were natives of Sweden. Austin had a thriving Swedish community in the later Nineteenth and early Twentieth centuries. The Olsons farmed in the Manor area. They acquired their Hyde Park lot in 1925.

Often Austin lumberyards of the day had a stable of building designers, usually not architects, who used stock items to create homes, usually in the popular eclectic architectural styles of the day. The Olson House was one of these. It is an architectural hybrid, owing much to both English Cottage and Tudor Revival styles. It has an unusually high degree of architectural integrity, with no exterior and only minor interior changes.

Tudor architecture was known for its picturesque, irregular elements, and this is evident in the front (east) half of the Olson-Foster House, with its many gables and 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-light windows. The furnishings are in keeping with the scale and character of the house.

The Olsons had 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. Foster and his sister-in-law Agnes Joseph Owens freely shared history and savvy observations from their porches, facing each other across the street.

Robert Foster, known to his neighbors as R.C., strolled Shadowlawn puffing on his cigar, with a hearty greeting for everyone he met. Foster liked to tell people 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.

The mature trees that dot the property can be attributed to Foster. Pecan trees, many hybridized and developed by Frank Ramsey's nursery at 45th Street and Guadalupe Street, were marketed in early Hyde Park with the hook that the sale of a successful pecan crop would raise enough money to pay the property tax on a house. Like many of his neighbors, Foster had the trees topped in the belief that topping them would produce more pecan.

After Robert Foster's death in 2005, Cynthia and Rex Baker III acquired the property for their son, then a fourth-generation University of Texas law student. Francis E. (Frank) Wilde, a Dell executive, bought the property in 2009. The current owners purchased the house in 2012 and completely transformed the backyard from a lawn to a beautiful outdoor living area.



Newman-Weiss House

4004 Avenue H



Edward Newman, a locomotive engineer according to the 1920 U.S. Census, and his wife, Florence, were not newcomers to Hyde Park when they purchased their lot at 4004 Avenue H. They had previously lived at 4300 Avenue A. They purchased the land on Avenue H from Hyde Park developer Monroe Shipe to build the house that would be their home for the next 23 years.

The Newman house is a classic example of the Craftsman bungalow style. The Craftsman bungalow was a popular architectural style for middle class families, and it was used frequently for new construction in Hyde Park during the 1920s and 1930s. The bungalow was a west coast invention. It could be ordered by mail from Sears: materials were shipped to the site, where local builders assembled and enhanced it.

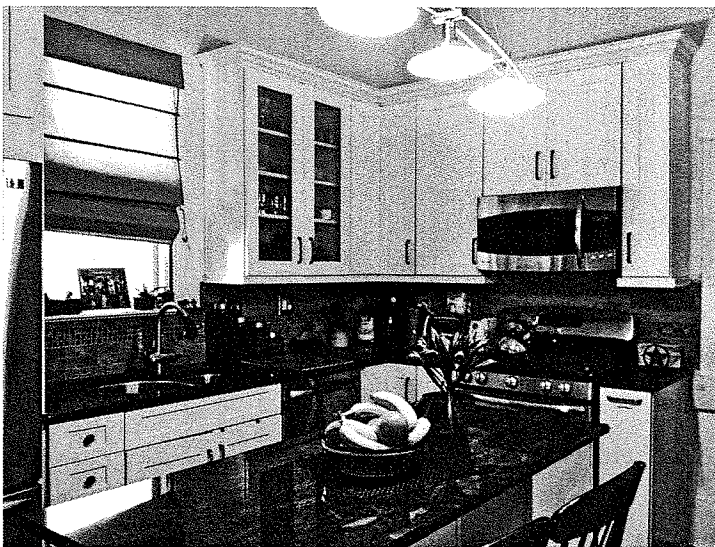
The Newman house has many of the characteristics of the bungalow. It is a one-story house with a low-slung cross-gabled roof. The porch is partial width and front gabled, with its roof forming the cross gable. In the days before air conditioning, the east-facing front porch served as an extended living room for the

family because it received breezes from the southeast and had abundant shade. The way the Newman house took advantage of its building site is an excellent example of how earlier homes were "green" before green building returned to fashion.

The roof has a wide eave overhang and exposed roof rafters. Three decorative beams under the gable are embellished. This ornamentation was most likely crafted by the workmen who assembled the house, hence the title "craftsman" bungalow. The paneled columns are non-tapered and square, and they rest on solid, stucco-covered piers. Simple one-pane over one-pane windows are original to the home, and the current owner added new wood-frame window screens in her favorite plum color. These details are all distinctive characteristics of the home's exterior.

In 1954, Alton and Florine Weiss bought the home. They raised four children in the house during the 58 years they owned it. Alton held several positions over the years, including deputy sheriff, ginner, purchasing inspector, sales coordinator, and Sergeant-at-Arms at the Texas House of Representatives. Florine was renown for her baking and her garden.

The current owner took care to both respect the existing home and bring it up to date. She removed paneling, but left some in one of the closets. She created a modern kitchen and two baths. And she lovingly enhanced the gardens that Florine Weiss tended for decades.



Robey House

4311 Avenue F



The native plants and simple porch that greet visitors to 4311 Avenue F make clear that this 1922 cottage is very different from other homes on the tour. Such houses, known as transitional cottages, were built all over Austin in the first decades of the Twentieth Century, as a movement from wing-and-gable type houses to more box-like styles.

While simple, the cottage has distinguishing characteristics. It has a compact, rectangular plan; a symmetrical façade; and a front-gabled porch supported by round tapered columns with Tuscan capitals and bases. The central, porch entrance is flanked by two wood-sash double-hung windows that display nine lights over one light. The square-looking cross-gable ends on the porch and roof are known as clipped, jerkin-head, or snubbed gables. The house includes such bungalow details as exposed rafter tails and triangular knee brace supports.

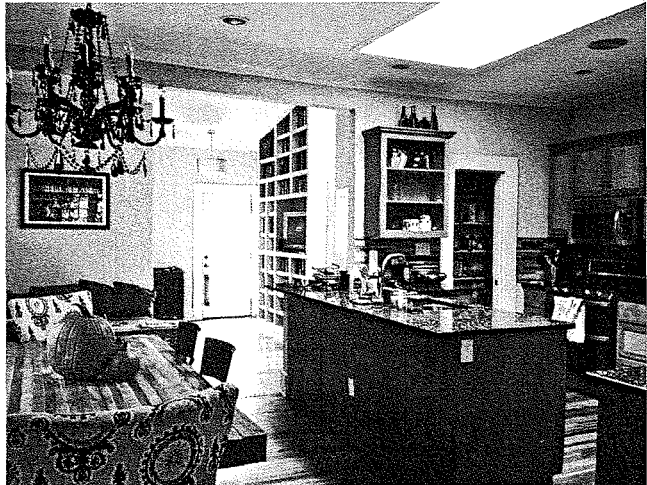
The original owners were Miriam and George Terrell, who worked for the State Treasury Department. Later, Alma Lee and Luther

Norman rented the home in the late 1920s, while Luther worked as a general agent at Kansas City Life Insurance Company on the fifth floor of the Littlefield Building.

From 1932 to 1947, Sophia and Ray Haskell were among the many people who leased the home. Ray was first an assistant and later a professor in the mathematics department at the University of Texas, and they had two children during this time.

It is another University of Texas professor, however, for whom the home is named. John Robey purchased the home in 1983, while he was an associate professor in the Government department of the University of Texas. He built a great room and a bath onto the back of the house and added a deck and hot tub to make the small house more livable. Exterior features and the native garden continue to make the home feel more spacious and open. John and his wife Sally enjoyed this outdoor space and the home for 28 years.

For almost ten years, they rented individual bedrooms to students and other singles, often companions of John's daughter Amy, herself a student. After Hurricane Katrina hit



New Orleans, John and Sally made the house available to a refugee family from New Orleans.

The most recent owners bought the home in 2011. They made extensive changes in the house to accommodate their young, active family. They redesigned the Robey addition, transforming it into a master bedroom and bath, a utility room, and a den. The original addition entrance was converted into a pantry. They removed the kitchen tile to reveal the original pine floors and added pine flooring to the addition to match the remainder of the house.

Schlegel-Williams House

4105 Avenue D



Beginning in the early 1890s and continuing through the 1920s, the west side of Speedway in Hyde Park was marketed to appeal to working families of modest means. The houses on Avenue D, including the Schlegel-Williams House, were developed for families of that kind. A Craftsman bungalow, it was built about 1924.

Like many of the homes built in Hyde Park, the Schlegel house has had the luxury of remaining in the same family for many years. Its original dwellers, the Yarrington family, owned the bungalow for only a few years before selling it to Max Bruno and Cecelia Schlegel. Max Bruno Schlegel was a carpenter by trade. He was born in Germany but immigrated to the United States in the early 1900s.

The Schlegel family owned the house for more than 50 years, passing its ownership from the first generation to the next: Max and Cecelia's son, Max William Schlegel, purchased the house in 1949 from his parents. He and his wife Thespina raised seven children in the house. Max William Schlegel was a long-time employee of the 7-11 Bottling Company, while Thespina worked at Scarborough's in downtown Austin.

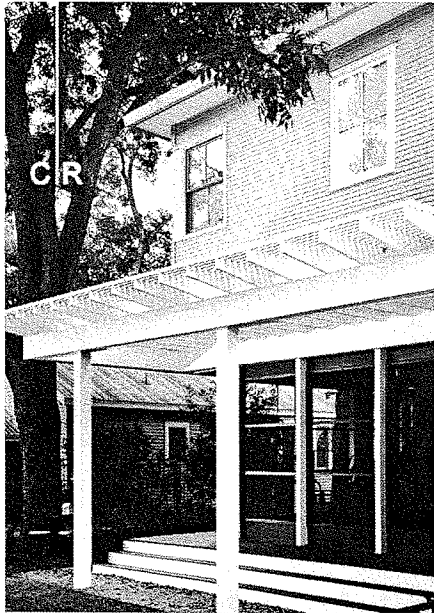
The Schlegel family sold the house in the 1970s and it became a rental property for almost four decades. As with other rentals in Hyde Park during this time, the house eventually fell into gross disrepair.

The current owner purchased the house in 2011. In compliance with the newly enacted Hyde Park Local Historic District ordinance, she began a restoration project designed to bring the Schlegel house back to life. It included renovation of the original structure and an addition to it. The



design works within its rich neighborhood context and is closely tailored to the lifestyle of the new owner, who is an avid art collector, professional photographer, and longtime Hyde Park resident. Clark Richardson Architects worked fastidiously with the client and with Lawrence Huisman Contracting to create an elegant two bedroom residence and an in-home studio.

The owner's desire for a dwelling that was both contemporary and contextually appropriate led to an interesting juxtaposition of historic exterior features with a contemporary interior: an open plan with elegant detailing. The owner retained only a few interior walls, the front 15' of the exterior shell, and the existing floor framing. The rest of the home was reinvented. A variety of exterior spaces that extend the floor plan into the yard create zones of habitation including decks, screened porches, and balconies, all designed to take advantage of seasonal differences under the extensive tree canopy.



Clark | Richardson Architects
www.clarkrichardson.com
512.636.7653

Throughout the home, the owner's extensive art collection is displayed, framed with views to exterior gardens and the three towering heritage trees on the property. They were planted by Max Bruno Schlegel, one for each of his daughters, Max William's sisters, at the times of their births during the 1920s. The surviving Schlegel daughters and other Schlegel relatives visited the house numerous times during the construction process to watch the transformation of their childhood home.

Harris-McCoy House

4010 Avenue G



The story of the craftsman bungalow that stands at 4010 Avenue G begins in 1932 with its first owners, Florence and Robert L. Harris. Mr. Harris was a chef at Austin's premier hotel, the Driskell. In 1946, Ruth and Marvin McCoy purchased the house for \$8,000. The McCoy family owned the home for over six decades.

Remarkably, the house retains its original footprint on the lot. Despite years of construction, renovation, and maintenance, the classic gabled roof over the inviting front porch continues to catch the eye of neighbors and visitors to the house's tree-lined block. Likewise, the layout of the interior has been altered only slightly throughout the history of the house.

Jay McCoy, son of Ruth and Marvin, describes the kitchen as the most remodeled room of the house. True to its era, the kitchen, like others built in the 1930s, was closed off to reduce heat in the house. In the 1980s, Jay renovated the kitchen again, using cabinets he made himself. The house now features an inviting open kitchen with new cabinets, countertops, and appliances.

After their purchase of 4010 Avenue G in 1946, the McCoys maintained a rental property on Avenue F. As a young child, Jay begrudgingly helped his father with regular repairs and maintenance to the Avenue F property. Years later, he put into practice the skills he learned from his father when he completed an extensive renovation to the family home.

For Jay, growing up in Hyde Park was an experience that is rich with memories and interesting people. He took guitar lessons from Wayne Wood, who lived across the street, and he put his first band together with



neighborhood children. As a teenager, he was an aspiring musician, eager to be part of the Austin music scene. To escape the house and join the late-night club scene, he dipped the pins from the hinge of the front door to his bedroom into Vaseline. This door opens and closes silently to this day.

After years of being covered with the latest trends in carpeting, including gold patterning and blue shag, the floors throughout the entire house have been restored to show the beauty of the original oak. The living and kitchen areas are divided by the beautifully refinished woodwork on the archway. In the bathroom, tile, fixture updates, and Jay's hand-made screens on the original windows combine old and new features of this classic house.

The McCoys sold the house to its current owners in 2012, who are thrilled to present the home on the 2013 Hyde Park Homes Tour.

WELCOME TO HYDE PARK, MY HOME

4009



CAROLYN GRIMES

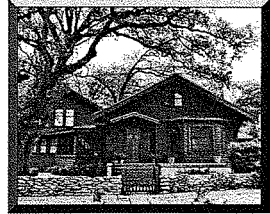
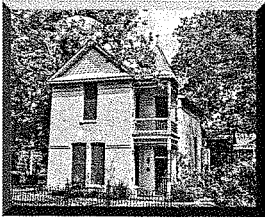


UNITED, REALTORS®

CGrimes@cbunited.com
www.cbunited.com/Carolyn.Grimes
(512) 426-3559 Cell/Text

The Committee

Chair	<i>Carolyn Grimes</i>
Graphics & Booklet Cover Art	<i>Paula Rhodes</i>
Website & Social Media	<i>Robin Silberling Michael Crider, David Real Carolyn Grimes</i>
Booklet Editing & Layout	<i>Lorre Weidlich</i>
Treasury	<i>I.Jay Aarons</i>
Fundraising & Advertising	<i>Carolyn Grimes</i>
Signage	<i>John Kerr Cecil Pennington</i>
Starting Point & Ticket Sales Facilities	<i>Amy Duncan & Sid Hall, Trinity United Methodist Church</i>
Ticket Sales	<i>Gail Reese</i>
Flowers	<i>Deaton Bednar Karen Sabens, Texas Blooms</i>
Volunteer Coordination	<i>John Williams</i>
House Selection	<i>I.Jay Aarons</i>
Photography	<i>Carol Burton Elizabeth Williams Andrea Calo, Clark Richardson Architect</i>
Tour Kickoff and Celebration	<i>Deaton Bednar Carolyn Grimes Greg Bontempo, NeWorldDeli</i>
Research & Writing	<i>David Conner Peter Maxson Katie Turner Carolyn Grimes</i>
House Captains	<i>Kevin Heyburn Linda Pennington I.Jay Aarons Deaton Bednar Kathy Lawrence Cindy Beall and Katie Turner</i>



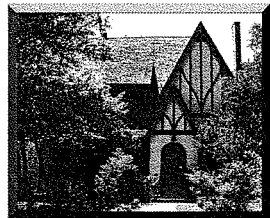
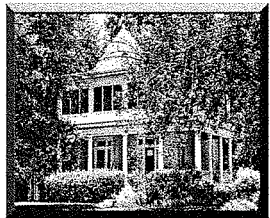
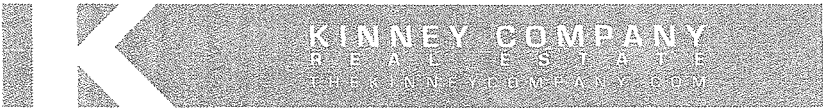
For all your Real Estate Needs call

Lin Team,

Old Austin REALTOR®

*Who helped people save these old houses,
One house at a time...*

512.472.1930 lin@thekinneycompany.com





*Proud Sponsor of the 2013
Hyde Park Homes Tour*

Suzanne Pringle

REALTOR, Broker

Cell (512) 217-1047

pringle@ameliabullock.com

www.ameliabullock.com



***Your Hyde Park
Real Estate Expert***

Call Suzanne Pringle for all your real estate needs. Over 20 years experience marketing and selling Hyde Park's charming homes !

