

THE HYDE PARK NEIGHBORHOOD ASSOCIATION PRESENTS

THE 42ND ANNUAL
Historic

HYDE PARK HOMES TOUR

*Innovators and
Renovators*
SUNDAY, NOV. 10, 2019



WELCOME!

On behalf of the Hyde Park Neighborhood Association, welcome to the 2019 Historic Hyde Park Homes Tour. Proceeds go towards preservation, community-building, and beautification efforts of the Association as well as the programming of neighborhood partners, including the Friends of Shipe Park and the Elisabet Ney Museum.

This year's Innovators and Renovators tour showcases seven homes, built from 1900 to 1935, in a variety of sizes and architectural styles including bungalow, American Transitional, Colonial Revival, and cottage style homes. All of the houses have undergone renovations, recently or over time, to preserve their historical integrity while adding changes designed to meet the needs of contemporary homeowners. Some of the homes retain their original footprints, while others have been expanded—through the thoughtful addition of a second story, back porch, dormers or, in the case of one home, a basement! We invite you to explore the interiors of these homes and to be inspired by the innovative preservation and renovation efforts of their owners.

We have many people to thank for this year's tour starting with the families who have opened up their homes for you today. We would also like to thank this year's tour leaders and all of our volunteers: researchers, photographers, house captains, ticket sellers, docents, and general support. A special call-out goes to David Conner, house acquisition; Lorre Weidlich, booklet editor; Graham Kunze, webmaster; Susan Marshall, sponsorships; Ellie Hanlon, ticket sales and publicity; and Paige Caras, publicity.

This year's tour comes at a time when our City Council is implementing plans to rezone many of Austin's older neighborhoods—putting development pressures on local historic districts like the one in Hyde Park. We encourage you to contact your council representative, urging him or her to preserve these fought for and beloved historic places.

Betsy Clubine and Sarah Cook
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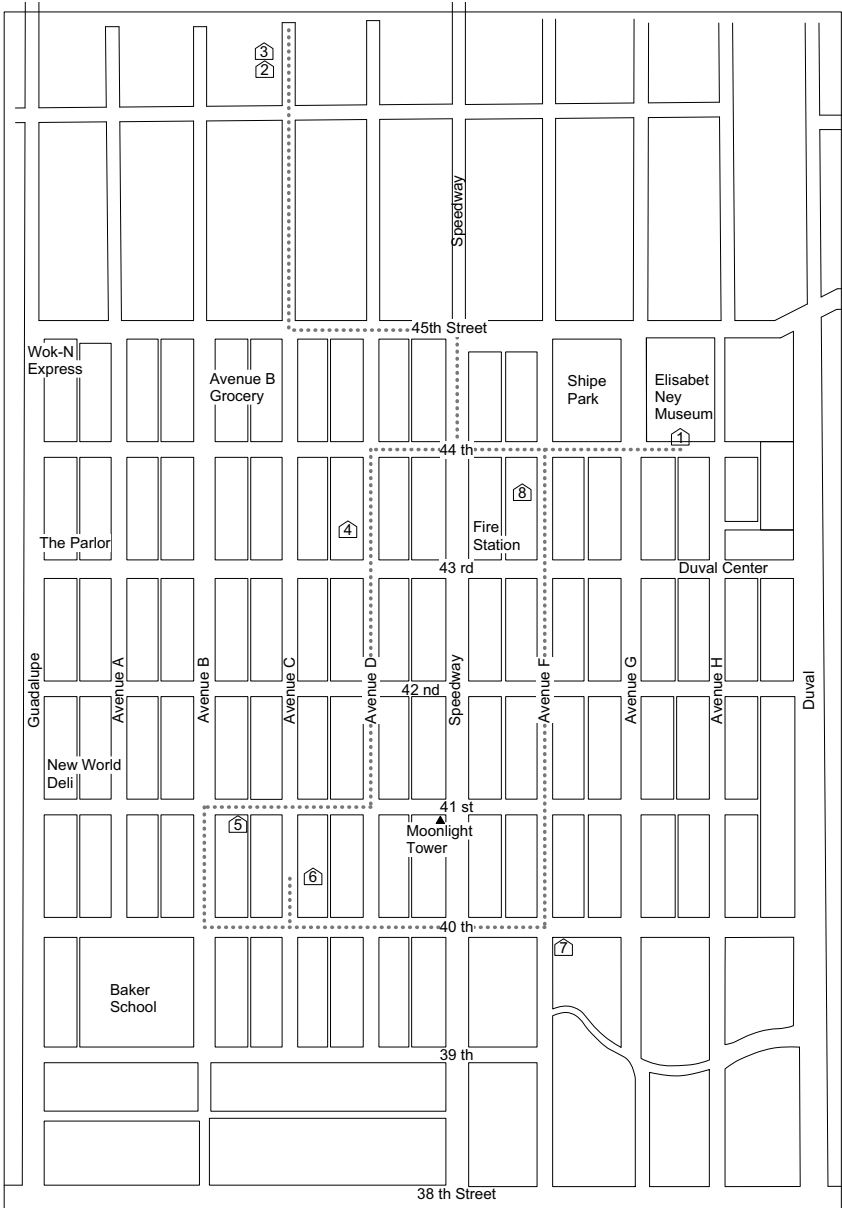
Special thanks to Austin Parks & Recreation and the Elizabet Ney Museum

Open Wednesday through Sunday, 12 pm to 5 pm

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Hyde Park Neighborhood Association also thanks the countless volunteers who make this tour possible!

HOMES TOUR MAP



2. NEWCOMB HOUSE 3. DOHME-SMITH HOUSE 4. CALCASIEU COTTAGE
 5. SCHENKEN-OATMAN HOUSE 6. OERTLI HOUSE 7. CALLAN-BIRCHER HOUSE
 8 HUTCHINS HOUSE

TOUR HEADQUARTERS

Elisabet Ney Museum

304 E 44th Street



The Elisabet Ney Museum is a unique structure, the embodiment of a unique personality, a combination of the Romantic and the Classical, the conventional and the iconoclastic. The museum, named "Formosa" (Portuguese for "beautiful") by its owner, was built in 1892. Elisabet Ney (1833-1907) designed it to be built of uncut, rusticated limestone like the barns of the German Texans west of Austin. Originally, it consisted only of a central cube structure with a classical portico and reception room to the left. Because her home then was in Hempstead, Texas, Ney included a sleeping loft for the weeks when she stayed in Austin to work. By 1902 she and her husband, philosopher Edmund Montgomery, realized that they needed more satisfactory living and working quarters, so she added a second gallery and the tower, with its suggestion of German medieval castles.

A native of Westphalia, Germany, Ney's interest in sculpture was inspired by her father, a prominent stone carver. Over her parents' objections, Ney was the first woman to study sculpture at the Munich

Academy of Art. She graduated with highest honors in 1854 and received a scholarship to the Berlin Academy to study with master sculptor Christian Rauch. By age 37, she had sculpted Schopenhauer, Bismarck, Garibaldi, King Ludwig of Bavaria, and Jacob Grimm. In 1863, she wed Scottish physician and philosopher Edmund Montgomery on the island of Madeira. She and her husband left Germany in 1870 at the outbreak of the Franco-Prussian War. They emigrated to America and settled at Liendo, a plantation near Hempstead, Texas. After their son's death, she gave up sculpting for almost 20 years, until, in 1892, she was asked by Governor Oran Roberts to create sculptures for the Texas Capitol building. At the age of 59, Ney decided to resume her career, just at the time Col Shipe founded his Hyde Park suburb. She purchased four acres along Waller Creek, and her studio and home became one of the neighborhood's first structures.

Ney was known for her eccentricity: She wore flowing Greek-style robes and a short working tunic, which failed to cover her trousers. Her short hair, unconventional marriage, and strange food preferences provoked comments. Ney's studio, however, became a gathering place for the most distinguished residents of Austin, and she invited such dignitaries as William Jennings Bryan, Enrico Caruso, and Jan Paderewski (who described her as one of the most fascinating women he had ever met) to her home. Ney's friend, Bride Neill Taylor, wrote, "The conversation played back and forth between the artist and her guests on the subjects dealing mostly with the larger aspects of life, which gave to many a listener a broadening of intellectual vision, a human livening up of already acquired knowledge, which otherwise, had lain dormant within as dead and dried up book-lore." (*Elisabet Ney, Sculptor*, Devin-Adair Company, 1916). She believed that art and beauty were powerful forces in both the shaping of a state and the shaping of individuals, a belief shaped, in part, by her experiences with Schopenhauer, Rousseau, and 19th Century Romanticism. "Shall not our dwellings, our public buildings, our factories, our gardens, our parks reflect in reality the loveliness of our artistic dreams?"

After working in clay and marble dust for so long, Miss Ney developed circulatory problems and her health declined. On June 29,

1907, following a stroke, Miss Ney died at Formosa. Her colleagues preserved Formosa as the Elisabet Ney Museum. They later founded the Texas Fine Arts Association, University of Texas Art Department, and Texas Commission on the Arts. The museum is a National Historic Landmark and National Trust Associate Site. In 2002, the National Trust for Historic Preservation described the museum as “one of the most significant historic artists’ homes and studios in the country” and in 2003, it was designated an official project of the Save America’s Treasures program, a White House initiative to preserve America’s cultural resources.

Along the Route

Von Boeckman-Keeble House, 4410 Avenue H. Across Avenue H at 44th Street, originally part of the Elisabet Ney property, is the von Boeckmann-Keeble House, built in 1910 for Edgar and Clementine von Boeckmann. Its architect, Leo M.J. Diehlman of San Antonio, also designed the Post Chapel at Ft. Sam Houston and a significant part of Our Lady of the Lake College. The house exhibits several influences: Colonial and Classical Revival (the temple-like entrance, portico, gables, and cornice with dentil work), Victorian (the bay windows), and Prairie Style (the wide roof overhangs).

In 1913, Edgar was badly injured in an auto-streetcar accident from which he never recovered, and in 1918, he died. Mrs. von Boeckmann lived in the house until her death in 1924. Several owners followed until Leslie O. and Mary Keeble bought the house in 1950. The Keeble family continued to live there until 2003. After that, it was purchased and restored by Judge Robert Pitman and David Smith, working with Austin architect Jay Farrell. For their efforts, they received an award from the Heritage Society of Austin.

Shipe Park, 44th and Avenue G. Shipe Park, dedicated in 1928, was named for Hyde Park’s founder, Col. Monroe Shipe. Known earlier as the Hyde Park Playground, it was purchased by the City of Austin with bond election funds: \$6500 for the land and \$3000 for a “shelter house and fence.” Shipe Park was one of several neighborhood parks built in outlying residential areas of Austin in the early 1930s. Architect Hugo Kuehne, founder of the UT Department of Architecture, designed the shelter house.

In 1930, construction started on the wading pool, a handball court, and the shelter house, known as the “log cabin.” Its rustic look defined the appearance of parks in Austin and across the nation at that time. Its breezeway was intended as a public space and is still used that way today.

Neighborhood lore states that a small dam of rocks near the bridge over Waller Creek was built to create a swimming hole for children. Obviously, Hyde Park needed something bigger than a wading pool! The full-size pool that resulted was filled daily with spring water from the nearby springs along Waller Creek.

Over the years, the park changed: playscapes were installed and replaced with newer ones; the handball court was replaced with a basketball court; and tennis courts, swing sets, and sidewalks were added. The drain-and-fill pump was replaced in 1985 and a pump house was built to house the new pool chlorination system.

Between 1997 and 2000, Hyde Park Neighborhood Association leaders Ann Graham, Susan Moffat, and Suzee Brooks organized such park projects as a bridge over Waller Creek and the installation of the archway on the south border of the park, constructed of petrified wood secured by Hyde Park resident Stan Kozinski from the recently demolished Petrified Wood Motel, a former neighborhood site. Around 2006, another group of neighbors led by Jill Nokes secured mitigation money from Austin Energy for the electrical towers it had constructed along Guadalupe Street and used that money to install a sprinkler system and plant trees.

In 2008, Mark Fishman, Jill and Jack Nokes, Adam Wilson, and Alison Young founded the Friends of Shipe Park. They initiated the annual It’s My Park! Day cleanup in March and Pool Opening Party and Movie Night in June. Their projects have included the mural on the pump house wall, designed by Pascal Simon and Holli Brown and created by community members during workshops held at Griffin School.

The park has just undergone another upgrade. Through the efforts of former Council Member Laura Morrison, Austin City Council voted \$3,100,000 to reconstruct Shipe Pool. A \$50,000 grant from the Austin Parks Foundation went toward renovation of the log cabin.

Additional improvements were funded by donations, included a donation from the Hyde Park Neighborhood Association raised by its 2018 Historic Hyde Park Homes Tour. As a result, Hyde Park will have a dramatically upgraded park for 2020.

Speedway. As you walk down Speedway to cross 45th Street, you might find yourself wondering why this street is named “Speedway” instead of “Avenue E,” in keeping with the other north-south streets in Hyde Park. The reason, of course, is historical. Before Hyde Park was founded, the Capital Jockey Club race track was located here, in the south-east part of what became the original Hyde Park subdivision. That track became part of the Texas Agricultural State Fair, located here from 1875 to 1884, when it moved to Dallas. Its footprint remains: Hyde Park’s only curved street, 39th Street from Avenue F to Duval, was part of the race track; and instead of “Avenue E,” the street between Avenue D and Avenue F became “Speedway,” because that is where the horses were exercised.



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Two Houses & a Shared History

4604 and 4606 Avenue C

The two houses at 4604 and 4606 Avenue C were once located side by side on the 500 block of West 18th Street, between San Antonio and Nueces Streets, in downtown Austin, Texas: 4604 Avenue C was at 504 West 18th Street and 4606 Avenue C was at 502 West 18th Street. Both houses were built in the early part of the Twentieth Century, when The University of Texas was growing and the area around 18th Street catered to students and faculty. Likely occupants of the houses included newspaper and printing business owners, music teachers, hospital attendants, and auto mechanics.

The current West 18th Street corridor still has similar housing types, but much of the area is now commercial. In 1979, George Humphrey, City Council Member, and his business partner, Danny Roth, moved both houses and renovated them at their present Hyde Park locations on the 4600 block of Avenue C. The 4604 Avenue C house had to be sawn in half to be moved.

Humphrey moved both of the structures from south of the University of Texas, up Guadalupe to the UT Intermural Field, and from there onto Avenue C, to avoid taking down any trees or telephone poles and lines along 45th Street and Avenue C.

Hyde Park welcomes these newcomers to the neighborhood!



Newcomb House

The Land of the Midnight Sun

4604 Avenue C



Mr. Thomas Newcomb was the owner of this house when it was first built at 504 West 18th Street. He was the District Deputy of The Modern Order of Praetorians, a fraternal organization founded in Dallas in 1898.*

The house, with its hipped roof, was built around 1915 and is described as a Neoclassical bungalow with sidelights. A second entry door is located on the deep wraparound porch with square classical columns, a construct referred to as a “classical box.” Because the house was within walking distance of the UT campus, many of the early occupants were students and faculty. Former renters in the mid-1990s tried to purchase the house when it was moved to Avenue C and restored, but the original owners moved back to Austin and made it their home. The house was once referred to by renters as “The Land of the Midnight Sun” because of the intermural lights shining into the north side of the house at night, but when the second story of 4606 Avenue C was built, it blocked the light.

The Sayers purchased the house in 1999 and settled in for a few years before embarking on renovations. In 2004, they hired local contractor and old house specialist, Michael Linnane, to help them restore and expand the home in ways true to its original design. They added detail and depth to the original porch columns, widened the front steps for a grander appearance, improved the flow of traffic between the front and the back of the house, redesigned the kitchen, and expanded the back of the house. With the help of Linnane, they seamlessly added a built-in study, laundry closet, half bath, guest room with French doors to the back yard, and master suite—not to mention a screened-in back porch. Less visible but essential parts of the restoration were the removal of rotten wood as well as foundation, electrical, and plumbing work.

Throughout the house, you will see reclaimed materials and a continuity in design. Old long-leaf pine was used for surfaces in the living room and study, and windows removed during the renovation were installed in other rooms of the house. For example, a window once located in the kitchen is now in the study. Care was taken to ensure that additions and changes to the house flowed in terms of design. The original three-pane pattern was replicated in new windows, transoms, and screens; the design of the columns in the living space mimics the shape of the porch columns; and all of the bathrooms display similar period-specific tiles and fixtures. The original long-leaf pine floors were restored where they were intact, and non-original wood flooring was stained to match the old pine. Moreover, all the lights were replaced with period fixtures or fans.

Since 2004, the property has undergone two other notable changes. In 2012, frustrated with dead and dying vegetation, the Sayers installed a low-water landscape that includes a rock patio, Bermuda grass, and native and adapted plants. The backyard now requires little water or maintenance to stay green. Then, in 2019, the owners made changes to the hallway between the living spaces and the bedrooms: they moved the main bathroom entrance from the hall to the adjacent bedroom, made the original bathroom door into a sliding pocket door, and added wainscoting to the hall. New wallpaper with an Art Deco design was hung in the hallway, giving it a splash of color.

The décor of the house blends simple, traditional design with colorful artifacts from a period of time when the family rented their house and moved to India. Antique rugs, tapestries, and a hand-made pull-out couch in the guest room all hail from India. These items and others from their travels blend nicely with other, more traditional furnishings, making the home a warm and inviting space.

*The Praetorian Building, also known as Stone Place Tower, was a 15-story, 190 feet high-rise constructed in 1909 at Main and Stone Streets in the Main Street District of downtown Dallas, Texas. It was 190 feet tall with 15 floors of office space. It was regarded as the first skyscraper in Texas. The Praetorian Building remained the tallest building in the city only until 1912. Plans for its redevelopment were eventually disbanded and the building's deconstruction was completed in the summer of 2013.



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Dohme-Smith House

4606 Avenue C



Built circa 1900 at 502 West 18th Street, this home is a one-story turn-of-the-century cottage with an Eastlake-style porch. Charlotte Dohme acquired land in 1858, and the Dohme family later had the home built on a portion of that land. The Dohme family was associated with the von Boeckmann printing company.**

Later, Hjalmar T. Knape, part owner of the Swedish American Publishing Company, bought the house in 1910 but rented it out most of the time. The subsequent owners, Lydia Littman (1920) and George W. Patterson (1922), also used the house as rental property, and it remained rental for most of its life on West 18th Street. Jeffrey and Sandy Smith bought the house in 1980, shortly after it was moved to 4606 Avenue C. The Smiths added a two-story atrium style room at the rear in 1988 and painted the house with historic colors.

The home originally had two front doors, but years ago one was eliminated to create space for a bathroom in the hall. Ten-foot ceilings throughout the majority of the home create a feeling of openness and maximize the cubic footage of the home.



Current owner and UT Professor, Mary Neuburger, has owned the home for three years. Since purchasing the home, Mary has enlarged two small bedrooms on the second floor, increasing the total square footage of the home to nearly 3,000 square feet. Other recent improvements include upgrading the lighting, adding quartzite counters in the kitchen, repainting both interior and exterior, replacing damaged

exterior wood trim, and upgrading plumbing and HVAC.

Additionally, a new shed and fence have been installed in the backyard. Notable historic elements in the home include two antique sliding laundry room doors and matching kitchen bar trim that are rumored to have been salvaged from the Texas State Capitol Building.

The home is decorated in a style that could be classified as modern, classic, and eclectic. Front and backyard walkways have been covered in historic bricks. Many of the bricks are branded “CRISP” and were manufactured in Crisp, Texas, around the turn of the century.

** Edgar von Boeckmann’s house is located at Avenue G and 43rd Street and is a designated Austin Historic Landmark. See page 7 for information about it.



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Along the Route

Woodburn House, 4401 Avenue D. This stately mansion, built in 1909 by John B. Headspeth for Francis H. Wagner, a freight agent for the Missouri, Kansas and Texas Railroad, originally stood at 200 East 40th Street.

Frank and Bettie Hamilton Woodburn bought the home in 1920 and it remained in the family until the 1970s. Bettie was the daughter of Jack Hamilton, a colorful Texas character: a friend of Lincoln and a Union sympathizer, forced to hide out and then to leave Texas after secession, he returned as Governor appointed by President Andrew Jackson. Bettie Woodburn wrote and proofread many speeches for her father, a highly praised orator.

In 1978 the Hyde Park Baptist Church purchased the house, already zoned historic, and planned to move it out of the city. To Hyde Park, the house became a symbol of the neighborhood's commitment to restoration and revitalization. After a year-long struggle, the church allowed George Boutwell to move the house to its present location. For a colorful account of the move, see Boutwell's book, *Texas in my Windshield*. The move saved the structure but negated its historic designation. Boutwell restored the exterior and rebuilt the porches. In 1980, he sold the house to Larry and Terry Smith, who helped him regain its historic designation and began restoring the interior. The following owners, Herb and Sandra Dickson, continued with interior renovations and operated the house as a bed and breakfast.

The Woodburn House features elements of Queen Anne and neo-classical styles. It combines a late Victorian asymmetrical plan and a steeply pitched roof with a classical two-story wraparound gallery featuring Doric columns and turned balusters.

The logo for Julie's Fresh Mexican Food features the name "Julie's" in a large, white, cursive script font. Below it, the words "Fresh Mexican Food Since 1983" are written in a smaller, white, sans-serif font. The entire logo is set against a dark brown background.

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Calcasieu Cottage

4302 Avenue D



How do creative property owners with a 500 square foot house create more space when they can't expand outward due to a small lot and a big tree and can't expand upward without destroying the historic nature of the house? The answer is...the owners dig deep – literally!

Many different words can be used to describe this cottage: unique, bold, creative, challenging, artistic, amazing, and unusual. All words lead to a simple expression – WOW – to describe this creation of living space beneath the footprint of the existing house.

The house, and its duplicate adjacent house, are known as “Calcasieu cottages,” after the Calcasieu Lumber Company. The Calcasieu Lumber Company was founded in Austin in 1883. Its early cottages represent a unique Austin manifestation of an architectural style that is beautiful, simple, and timeless.

The two Calcasieu houses on Avenue D were built circa 1935 by the Emmert family, early owners of the 1895 Clarke-Emmert House next door at 4300 Avenue D. The current owners of the cottages are familiar with home restoration and addition projects and previ-

ously owned the Lovelace House across the street. The contractor, WoodEye Construction and Design, is familiar with challenging detailed restorations in the neighborhood.

As with any complex construction, the renovation of 4302 Avenue D involves multiple phases of coordination, and the challenges of each phase have been significant. The behind-the-screen details are complex: bracing the existing structure; removing the pier foundation; raising and lowering the house; excavating the clay soil; installing basement services; building a concrete box; placing half-cut steel pipe to retain soil at the basement windows; creating access; applying waterproofing on exterior walls; burying French drains; and attaching additional steel framing around the perimeter.

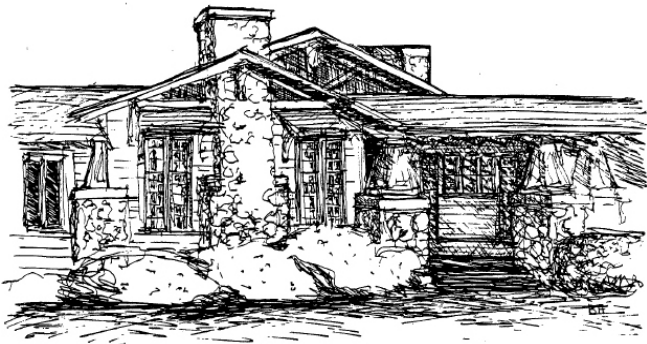
After the existing house was successfully lowered onto the new framing supports, the more familiar renovation of the existing house, yet another major project, began. The previously installed temporary braces were removed and replaced with new exterior framing members. The joints between new wood framing members in the house are now meticulously tight; you cannot slip even a thin piece of paper between them. The steel-to-steel connections are also precision perfect. The original steeply pitched hip roof shape, with curves at the eaves, received new, thicker $\frac{3}{4}$ " plywood scribed-cut to accommodate bending; perfectly lapped 15-pound felt that could serve as a roof by itself; and new composition roof shingles to retain the simple but dramatic appeal. The wooden double-hung windows were maintained: existing ones were reworked and new, similar ones were installed. The back of the house will have a wall-to-wall tinted glazing system with glass doors that open out to a custom wood deck supported by a cantilevered exterior steel frame. The adjoining framed trellis at the side of the deck will also serve as a ladder for emergency secondary access from the basement. A thoughtful amount of copper flashing has been incorporated around the exterior roof, windows, and base of the house. In keeping with the original paint scheme, the exterior wood siding was painted with an elegant white in contrast to the dark roof tiles.

Upon entering through the front door, which will be, after completion, a new mahogany front door with a custom-designed canopy,

visitors will view an open floor plan full of well-designed custom details. Although the stairwell to the basement is tempting, visitors should not overlook the main floor. The wood flooring, high-vaulted ceilings, and glass system on the rear wall of the house combine to create an expansive, light-filled space, despite the small footprint of the structure. The glass system opens to the deck and yard, bringing indoor and outdoor together in perfect harmony. A half-cut steel pipe up-light cove suspended from the high vaulted structure suggests an Alexander Calder sculpture and eliminates the need for recessed ceiling lighting. The ceiling is finished in perfectly smooth plaster and the new shiplap walls will be painted. The owner and contractor incorporated a large square of glass in the floor to bring more light from the deck area into the basement. The open floor plan will be completed with a custom-designed kitchen on one side of the room.

The stairwell to the basement, with its LED lights mounted inconspicuously beside the stairs treads, is a perfect match to the rest of the house. In the basement, the concrete floor was ground and polished to expose the small stone aggregate, giving the appearance of sealed terrazzo. The perimeter walls are exposed concrete with a smooth cast finish. Light wells with windows bring natural light into the subterranean space. The spacious bedroom, with its planned wall-to-wall cabinetry and amazing bathroom with full tub, separate tiled shower, and laundry area, will create a living area that makes for a perfect, quiet subterranean hermitage.

Congratulations to all involved in this two-year endeavor!



Along the Route

Clark-Emmert House, 4300 Avenue D. This Late Eastlake style cottage, constructed in 1895, displays such striking features as decorative spindles, jig-sawn brackets, fish scale shingles, elaborate cross bracings, and a wraparound porch.

Frank and Amanda Clark hired John B. Headspeth, the builder of the Woodburn House on Avenue D, to build the home. Frank Clark was a printer who owned and operated the Clark Print Shop at 400 East 3rd Street for many years. Around 1915, Gustav and Anna Emmert purchased the property. Gustav was born in Fulda, Germany in 1854, immigrated in 1870, and married Anna Katura in 1875. They had a family of four sons and four daughters and several different business interests over the years, including a restaurant that served workers constructing the Capitol and an automobile livery on Congress Avenue that employed their four sons as chauffeurs.

In 1935, the house was subdivided into two apartments; during World War II, the larger apartment was further divided. The house was restored and became a historic landmark in 1982. The gingerbread detailing of the porch was recreated from historic photographs of the house and the house was repainted with exterior colors that approximated its original paint scheme.

Mcmillan-Falk House, 4213 Avenue D. In the 1916 city directory, Luther McMillen, a contractor, is listed as the first owner of this house. Its best-known resident, Bibb Falk, moved here in the 1940s and lived at the house, then half as large as it is now, until his death in 1989.

Falk was born in Austin in 1899 and was the head baseball coach for the University of Texas from 1940 until 1967; Disch-Falk Field is named for him and his own coach, Billy Disch. During Falk's tenure as coach, the team won two National Championships and 20 Southwest Conference championships. Before becoming UT's baseball coach, Falk replaced "Shoeless Joe" Jackson on the Chicago White Sox after Jackson was banished from baseball for his involvement in the sport's infamous gambling scandal of 1920. During his time with the White Sox, Falk achieved a status second only to Babe

Ruth as the top batter in the American League. Falk was known for his “crusty demeanor and salty vocabulary,” as the *Online Handbook of Texas* puts it. A few years after he retired, Falk was asked by Cliff Gustafson, his replacement as UT baseball coach, what he thought his batting average would be against modern-day pitchers. Falk paused, then said, “Oh, about .270 or .280,” which surprised Gustafson, because Falk wasn’t exactly known for his modesty. “There’s that much difference?” Gustafson replied. “Hell no,” Falk said, “but I’m 75 years old.”

For a man who never seemed to lack for self-confidence, Falk didn’t have an overwhelming grandiosity about him; he could easily have moved into a larger, more expensive house, but his home and the neighborhood meant too much to him to leave. In fact, Falk’s reluctance to leave the neighborhood is one of the reasons the City of Austin decided to designate the house as a Historic Landmark. The house is also listed on the National Register of Historic Places.

In 2008, the restorers of the house, Douglas and Michelle Paris-White, took pains to meticulously honor the house’s original Craftsman bungalow structure while adding 1,100 square feet. All of the work was done in an environmentally responsible manner.

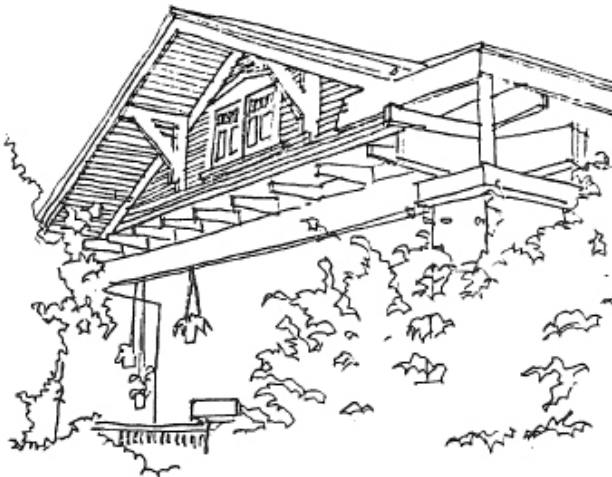
Curl-Crockett House, 213 West 41st Street. The Curl-Crockett House, constructed in 1893 and 1894, epitomizes the rise and fall of the Hyde Park neighborhood: built as the home of a noted state official and owned by other respected citizens, it gradually fell into decline until it was divided into apartments in the 1950s. The van Bavels, the current owners, restored it and made it again a neighborhood showpiece.

The house was built for lawyer and politician James R. Curl (1851-1905), Chief Clerk of the Texas State Department from 1891 to 1895, Secretary of State, appointed by Governor Samuel W. T. Lanham in 1903, and companion to such distinguished figures as Governor James Hogg and his daughter Ima. On September 23, 1893, Curl and his wife Ada bought four lots in the fledgling Hyde Park subdivision from the Missouri, Kansas and Texas Land and Town Company for \$825. They contracted with Preston S. Hopkins to build “a two story frame building of seven rooms with closets,

bath room, halls, galleries and foundations of brick piers, with two brick chimneys and one brick flue for a dwelling house with yard fence for the sum of \$1800.” Four month later, however, a new Builder’s Lien was filed with J.J. Brydson to finish the incomplete structure at a cost of \$785. Its architect, Jabez R. Wyard, practiced in Austin from 1887 to 1910.

After Curl sold the house, the property changed hands several times. Harry Lee Crockett (1872-1947), proprietor of the Crockett Produce Company, and his wife, Corabel, occupied the house longest, from 1920 until 1943. During the next decade, it had eight different owners. By 1958, it had been divided into five apartments, which required considerable alteration to the interior of the house. During the time it was occupied by a fraternity, Bevo, the UT mascot, might have visited the house. Its restoration was guided by architects David Webber and Lotte Vehko; contractor Peter Dick restored both the exterior and interior of the main block, approximated a deteriorated rear wing, and added a garage.

The house features fine Eastlake detailing, particularly in the lateral gable on the north elevation; these fine late Victorian elements, masked by gray paint for decades, are now decorated in period-style contrasting colors. The two-tiered, wrap-around verandah supported by Doric columns shows a classical influence that contrasts with the Eastlake vocabulary of the main block.



Schenken-Oatman House

311 West 41st Street



This home was built by Adalbert Schenken, the first American-born member of a family that traces its roots back hundreds of years in Quedlinburg, Germany. The family continues to hold periodic reunions of family members from the world over.

When he was a boy, Adalbert's father disappeared mysteriously during a trip to Germany in 1868. After a time, his mother remarried. Adalbert's new stepfather, Charles Buechner, was a printer by trade.

In 1877, when he was 14, Adalbert left school to follow his stepfather as a printer's apprentice. For a number of years, the two worked together on *Texas Vorwaerts* ("Texas Forward") and a number of other German-language publications catering to the thriving Texas German community. Adalbert and his stepfather also produced English language work for the Austin Von Boeckman-Jones publishing company and for the *Austin American* newspaper.

Adalbert and his wife, Mary, raised two sons, Al and Ralph, who served in the U.S. military during World War I. After the war they

came home with glowing tales of California, a land of milk and honey that beckoned them to return. As the story goes, the family gathered around a map of California and randomly picked a destination. Adalbert, with eyes closed, put his finger on a town named Paradise. Taking this as an omen, they set out for Paradise, California, never to return.

Pearl Oatman, a widow and member of the prominent Norwood family, purchased the home from the Schenkens in 1921 after selling a small farm in rural Travis County. She raised her daughter, also named Pearl, in the home, and by the 1950s the younger Pearl was working down 41st Street at the Austin State Hospital. Both women lived quietly and were stalwart members of the congregation of Shettles Memorial (now Trinity) Methodist Church. Sometime after her mother's death, the younger Pearl, now in failing health, left the house and it stood empty for several decades. She died in 2005.

Concerned Hyde Park residents watched the vacant house for years. They knew that under the aluminum siding sat an American Transitional-style home that had scarcely been altered since it was built and was worth saving.



The property was put up for sale, and in 2007, a demolition permit was pulled to replace the existing house with a new structure. Ten Hyde Park residents formed Restore Hyde Park LLC and purchased the property to save it from being demolished. They spent the next year restoring the house and acquiring City of Austin Historic Landmark status for it.

The house still has its original siding, windows, and metal shingle roof, one of very few that survived metal collection drives during WWII. While some doors and a wall were moved inside the house and the back enclosed porch had to be rebuilt, with an additional 7' added to it, the interior still sports its original beadboard ceilings, wainscoting, and door and window trim. Rooms toward the back of the house were given new uses, but every effort was made to keep the original feel of the house while updating it to make it more useable.

Upon completion of the project, a gathering was held that included members of the Schenken family, city and state leaders, and many Hyde Park neighbors. The next person who remodels the front hall and removes the wallpaper will find that the walls are covered with notes written by all who attended.



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As a long term Hyde Park resident and investor, Sam is pleased to sponsor the Hyde Park Homes tour. Should you have any questions about homes in Hyde Park or in Austin generally, feel free to give Sam a call!

Hyde Park Area: Year in Review

	2017	2018	2019 (YTD)
Number of Homes Sold	27	25	18
Avg. Sales Price	\$602,463	\$700,920	\$793,949
Avg. Square Feet	1,714 SF	1,817 SF	2,022 SF
Max Price Sold	\$1,200,000	\$1,185,000	\$1,220,000
Median Days on Market	14 Days	14 Days	25 Days

For more detailed market information about your home contact Sam Archer, Broker Associate.

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All YTD data is pulled from Austin MLS for single family residences.



Along the Route

Baker School, 209 West 39th Street. When Col. Shipe founded Hyde Park, he knew he needed to provide all the amenities to its residents. Accordingly, in 1891, he constructed Hyde Park School on the east side of Speedway, between 38th and 39th Streets, of lumber salvaged from the grandstand of the Texas State Agricultural Fair racetrack, located from 1875 until 1884 in what later became Hyde Park. He paid its teacher, Miss Mary Lowry, from his own pocket. In 1892, the Austin School System purchased Shipe's school building and added three more rooms. In this building, the student body of Oak Hill School, located in Scott's Store on Guadalupe, combined with that of Hyde Park School, and the Austin School System assumed Miss Lowry's salary. Miss Octavia Clifton, a former operator of a private school, took over as principal. Miss Lowry became its second principle in 1894 and served until 1910, when she was succeeded by W. H. Emert.

In 1902, it was renamed Baker School, after DeWitt Clinton Baker. In 1864, Mr. Baker had been elected to the office of School Trustee and he served as the Inspector of Schools for Travis and Hays counties from 1872 to 1877. In 1876, in an attempt to improve the educational process, Baker and several others opened the first semi-private grade school in Austin, where students were placed in grades based on educational level rather than being combined in one class. He was also among the founders of the Austin Public Library.

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. It was too small to enable children to complete all of elementary school close to home. In response, Miss Lowry challenged them to form a Mother's Club to change the situation. Their first meeting attracted over 50 women, and they succeeded in getting new rooms added to the original school.

In 1910, the Mother's Club successfully campaigned for Austin's first school bond, \$75,000, part of it earmarked for a new Baker School building. On July 25, the new site at 209 West 39th Street-

was purchased for \$6,000, and on November 19, 1911, the building, a brick structure of twelve rooms, was dedicated. The school had two stories, a basement, and a cement outhouse in the back. The total cost was \$25,210.

Twelve additional classrooms were added in 1924, for a cost of \$42,239.91. In 1938, the school system purchased land behind the building. After Avenue A was closed off, a two-story U-shaped structure was joined to the older building, leaving an empty area in the center, to create an auditorium, gymnasium, cafeteria, library, shower rooms, rest rooms, and several classrooms. In 1958, the entire structure was renovated.

In the 1970s, after functioning as a junior high and elementary school for around 60 years, the school closed due to declining enrollment. After that, it was used as an administration building for Austin Independent School District. From 2006 to 2011, the building was used for exterior shots of the fictional East Dillon High School on the television series *Friday Night Lights*. In 2018, Alamo Drafthouse purchased the property, with plans to restore it, initiate historic zoning for the building, and use it for a headquarters. The restoration work is ongoing, but both the Hyde Park Neighborhood Association and Alamo Drafthouse hope to include Baker School on next year's Historic Hyde Park Homes Tour.

H **Hyde Park Presbyterian Church, 4214 Avenue B.** The story of Hyde Park Presbyterian Church begins in 1909, with a trilogy of events: the desire by three students of Austin Presbyterian Theological Seminary to open a Presbyterian church in Hyde Park, a plan to remove an operating saloon from the neighborhood, and an offer from Monroe Shipe to donate land if all could come together quickly – a triple play that would likely be next to impossible to execute today!

In 1909 and 1910, Hyde Park Beer Garden operated at 404 West 40th Street, to the displeasure of many residents. Its liquor license was coming up for renewal. The seminary students enlisted Dr. O. Pennick, a UT professor and member of the University Presbyterian Church, who conceived a plan to rid the neighborhood of the saloon and simultaneously establish a Presbyterian church in Hyde Park. Dr.

Penick approached Monroe Shipe with his plan. Shipe offered to donate land for the church on the condition that the church was on that land in time to keep the saloon from renewing its liquor license.

Pennick's plan was simple: He had learned that the Hyde Park Baptist Church was planning to build a new sanctuary. He arranged to purchase their existing sanctuary, built in 1895 and located on the south-west corner of Speedway and 39th Street, for a sum of \$450 and to move it to the property adjacent to the saloon. According to legend, Dr. Pennick rode on the roof of the structure with a pole to raise and lower the trolley lines while D.D. Smyth, later elected an elder of the new church, led the four horses pulling the structure, holding two kerosene lanterns at night to avoid automobile and trolley traffic. The next morning, the saloonkeepers were astonished to find a church as their next-door neighbor.

Since then, the church has moved again, to its present location. The sanctuary was expanded and a new pulpit and new pews were donated (the pews still exist today). The church purchased an Army barracks to attach to the back of its sanctuary, added a kitchen, purchased the house next door as an annex, and went through a complete renovation in 2010.

Hyde Park Presbyterian Church continues to serve the Austin community and Hyde Park neighborhood with acts of generosity, hospitality, and social justice.

Trolley Route. As you proceed down 40th Street, you are following the route of the trolley system to which Hyde Park owes its existence. The Austin Rapid Transit Railway Company, another of Colonel Shipe's enterprises, launched its first electric trolley in February, 1891. Its route ran from downtown Austin north on Guadalupe to Hyde Park, where it completed a circle: east on 40th Street, north on Avenue G, west on 43rd Street, and south on Avenue B to return to 40th Street. Colonel Shipe resigned from the trolley company in December, 1891 to devote himself to real estate. The company was never financially successful, and the final trolley ran on February 7, 1940.

“With its tree-lined streets and carefully planned amenities, Hyde Park was a classic streetcar suburb, of a kind that began to appear

all over the United States toward the end of 19th century. Rapid and convenient electric streetcars allowed city-dwellers to live much further from their jobs than had previously been possible, contributing to a shift in housing patterns and a greater separation between home and workplace.” (Bruce Hunt, “Austin’s First Electric Streetcar Era,” <http://notevenpast.org/austins-first-electricstreetcar-era/>)

Smith-Marcuse-Lowry House, 3913 Avenue C. After purchasing four lots from the M. K. & T. Land Company for \$840 in 1894, George Smith contracted with John Geggie to construct an “eight room house...two stories with necessary...additions and appurtenances thereto...labor and materials not to exceed \$2000.” The house stands on the original site of the repair barn for the Austin Rapid Transit Rainway Company, Col. Shipe’s trolley company. The stained glass windows and two-and-a half story tower reflect the Queen Anne style, while the multiple porches, the high steep roof, and the deeply pitched gables are Stick style.

Louis Marcuse was born in Koenigsburg, Prussia in 1849 and came to the US in 1867. He served three years in the 4th Regular US Artillery, arrived in Austin 1873, married Emma Schultz in 1874, and bought the house in 1905. Marcuse was public spirited and highly regarded; he served six years on the city Board of Equalization. His daughter, Alwina, married the boy next door, Nelson Lowry, nephew of Mary Lowry. His heirs lived in the home until 1968 when it became rental property.

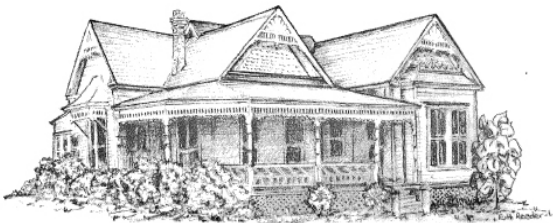
George and Martha Boutwell bought the house in 1976 after it had been condemned by the city. They restored it, added the sculpted metal roof, and, inspired by old photographs, reconstructed the porches, balustrades, and fencing. The Marcuse House was the first home in Hyde Park to be zoned historic; it received a Historic Preservation Award in 1983.

Hume-Rowe House, 4002 Avenue C. This excellent example of vernacular Victorian residential architecture, embodying elements of the Queen Anne style, features a prominent canted hipped roof, a bay window, and a wraparound porch with a railing that has gingerbread-style brackets and turned wood balusters.

J.L. Hume, president of the First National Bank, purchased this property in 1897 and built the house around 1905, although it is unknown whether the Hume family ever lived here. In 1905, Hume sold the property to Callie May Rowe, the daughter of James Cato Rowe and his wife Mary. James was an aide to Robert E. Lee during the Civil War and a member of a pioneer Austin family. Callie and her parents lived there until 1910, when James died. After that, Callie rented the house for several years, and Mary lived there from approximately 1916 to 1920. The house had a long series of owners before it was sold in 2006 to Aryn Sullivan, who applied for historic zoning for the property.

Mary Lowry House, 4001 Avenue C. In 1894, Miss Mary Lowry, then teacher at Hyde Park School, bought a lot at 4001 Avenue C. In 1903, she contracted with William Voss, Sr. to construct a one-story frame house for \$1300. Miss Lowry was one of the few women in the early days of Hyde Park who worked for a living. She earned the affection of a generation of students for her willingness to toll the school bell as long as it took to prevent a single child from being counted tardy. According to *Austin Daily Statesman*, October, 1914, “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.” Her obituary, in 1920, lists Pease, McCallum, and Shipe – all significant figures in Austin history – among her pall bearers.

The Lowry House displays the characteristics of Queen Anne style: the frieze of small spindles, the lacy brackets, and the turned porch columns. Newer elements include the deep red brick chimneys on both fireplaces and the addition. The house was purchased and restored by Scott Hoffer in 1979, and later Bob and Debbie Spector renovated and added to it.



Oertli House

4005 Avenue C



When they moved into the house at 4005 Avenue C, the owners had a clear goal: To make their house livable for a growing family while retaining original details and an overall Craftsman-influenced style. At every step of the home's renovation, they attended carefully to Hyde Park historic district design standards for residential exteriors. You can see from its pristine exterior that the owners succeeded in maintaining and enhancing the neighborhood's treasured Avenue C cottage architecture.

Built around 1928, the home was first occupied by August and Valeska Oertli. August was a 37-year veteran of the Austin Fire Department who worked his way up through the ranks from drill-master to Assistant Chief, then District Chief, and ultimately the Chief of the department. (A 1934 *Austin Statesman* article praised him for saving two men about to jump from the second story of a blazing building on East 6th Street.) After August passed in the 1950s, Valeska lived in the house until the late 1970s. Students and other renters occupied the house in succeeding years.

The current owners, who bought the house in 2016, retained its one-story, side-gabled structure. They preserved the exposed rafter tails and decorative brackets at the gable corners, typical Craftsman elements, along with a cross gable that ties into the current roof form. In 2018, the owners modified the small porch—an add-on to the original structure—to extend the full width of the house. The more spacious porch, with its swing and porch railings from a 1920s Nacogdoches home, enables the family to interact with neighbors.

Originally the house ended where today the far kitchen cabinets sit; the current dining area was the back porch. The house was extended with a covered porch. French doors, salvaged from an old house, lead to the porch from the dining room and master bedroom. New siding was installed where necessary to match the existing exterior. When interior renovations required changes to window placement, the owners moved the original windows.




Inside, they created an elegant space by eliminating a wall that bisected the main living area. The dividing wall's shiplap became the kitchen ceiling, echoing the shiplap walls in one of the children's bedrooms. A new gas fireplace was built from brick found underneath walls. The original site of the kitchen and master bath was renovated as the master bedroom, with a spacious walk-in closet that would surely have been welcomed by many original Hyde Park

residents. The two children's bedrooms are connected by a Jack-and-Jill bathroom.

When they moved in, the owners found tile flooring installed over some of the original floor. The original was badly damaged, so they laid oak floors to match the original that still existed in other parts of the house. They also kept all of the original hardware, such as the interior door knobs. At the same time, the owners incorporated new technology with a control system that features automatic shades, distributed audio, and a security system that all blend with the original features of the home.

Harmonious colors and simple furniture lines contribute to the serene feeling of the interior. On the rear wall of the dining room, a collection of china from a grandmother shares space with vintage and antique-shop finds. The stained glass decorative windows were also discovered in antique stores.

Next project for these meticulous renovators: Remodeling the garage, now used as storage space, with doors that open to the alley.



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Callan-Bircher House

3913 Avenue F



In 1921, R.S. Winslow, the new owner of the grand 1898 estate at the corner of Avenue G and 40th Street, took advantage of the large block of land that came with his purchase of the Frank M. and Annie G. Covert House, one of the first homes in Hyde Park. Winslow constructed this 1921 bungalow as investment property directly behind his home. This occurred during the period known as Hyde Park's first "bungalow building boom," when 103 bungalows were constructed in one year.

Travis County records list the property's date as 1906; however, that appears to correspond to an earlier servant's cottage and shed that were previously constructed by the Covert House on the bungalow's lot.

For approximately twenty-seven years, the bungalow located at 3913 Avenue F offered a steady income stream to the numerous owners of the Covert House. Among notable tenants who lived in the bungalow were, in 1922, Mrs. Mollie T. Cook, a society reporter for the *Austin American*; from 1924 to 1933, George H. Templin, a former Clerk of the Supreme Court of Texas who is buried with

his wife Laudye at the Texas State Cemetery; and, from 1942 to 1948, Mrs. Bessie L. Pierce, the first woman Secretary of the Texas Senate.

In 1949, Emery Hughes, then owner of the Covert House, sold the bungalow to Elbert M. and Bess Wiginton. City records indicate that Elbert was a salesman who worked his way up to district manager of Steen and Steen Insurance Company. Two of their children, Joyce and Martin, attended the University of Texas during this time. Bess sold the home after Elbert's death.

Joe and Myrtle Hornsby Callan purchased the bungalow in 1961, and Myrtle lived there forty-six years until her death at 105. A descendant of Republic of Texas settlers, Reuben and Sarah Morrison Hornsby, Myrtle was an active member of the Daughters of the Republic of Texas for 87 years. She also had a 30-year career at the Texas School for the Deaf and was the lower school principal when she retired.

An amazing transformation began soon after the current owners bought the bungalow from Myrtle Callan's estate in 2007. Nearly all of the interior work was completed by homeowner, Lloyd Bircher, with assistance from family members and friends. For the next twelve years, they removed carpet and exposed hardwood floors; restored existing windows and added new ones; stripped paint from trim and built-in features; installed replacement front porch columns more fitting a bungalow's style; converted the garage into a carport with columns matching those installed on the front porch; upgraded electrical and plumbing



systems; remodeled the kitchen, bath, and fixtures; and replaced insulation, HVAC, and ducts.

The Birchers added a second story with much-needed living space for a contemporary family, increasing the home's size from 1,532 to 2,628 square feet, and built a detached two-car garage with a 528 square foot apartment – one bedroom and one bath – above it. Architect Lotte Vehko designed the second-story addition to the main house with an inset roofline that respects the original lines of the house. Tour goers will notice that all of the windows in the upstairs addition line up perfectly with the windows below. Vehko also designed the garage and garage apartment, which were finished just one year ago.

Along the Route

Sauter-Alley House, 4012 Avenue F. Joseph A. Sauter hired W.G. Evers to build this home in 1897. It was the third home in a row built on Avenue F by Mr. Evers. This one was the largest of the three and the most costly to build.

Joseph Sauter had lived in Austin since 1889 and he owned the original Racket Store at 916 Congress. The Racket store has been described as “truly a store of the 90s,” selling dry goods, notions, stationery, crockery, glassware, window shades, toys, ladies’ and gents’ furnishings, and other fancy goods. The home was sold in January, 1905 to John S. Bonner. Bonner was the publisher of *K. Lamity’s Harpoon*, which had the monthly sub-title of “Minnows are safe; I am out after whales.” The *Harpoon*, printed at 107 East 10th Street, was full of Bible stories, exposés, and words to live by, for example, “It is much more merciful to stab a man in the bosom with a dagger than to stab his reputation and good name in the back,” from the April, 1904 issue.

In 1920, the home was purchased by the Alley family, who owned it for over 40 years. The home was in condemned condition in 1976, when it was purchased by Blake Williams and Mike and Janet Sandidge. The painstaking restoration of this grand Victorian home was completed in 1981. In 1982, Blake Williams was honored by the Austin Heritage Society for the exemplary restoration.

Take A Detour to View a Hyde Park Treasure...

At the intersection of 41st and Speedway, one block to the west of the route, stands the Hyde Park Moonlight Tower, 165 feet high, constructed of cast and wrought iron.

In 1894, Austin purchased 31 moonlight towers; seventeen still remain. They were common in US cities at the end of the 19th Century, but only Austin still uses them. The Hyde Park tower was the first one in the city.

When Hyde Park was founded in 1891, the electric generators at the Austin dam were not finished, so Colonel Shipe powered the moonlight tower with electricity from his own generator. Lighting in the moonlight tower evolved: originally, it consisted of six carbon arc lamps. These were replaced with incandescent lamps in 1925, then with mercury vapor lamps in 1936.

Today, the towers use metal-halide bulbs. In 1993, Austin restored all of its remaining moonlight towers. They are Austin and Texas Historic Landmarks and are included in the US National Register of Historic Places.

According to *Texas Architect*, October, 1998, "Before they were erected, many city residents predicted the 24-hour light would cause severe overgrowth of gardens and lawns: Farmers said that the giant corn and beans would be impossible to harvest, that grass would have to be cut with an axe, and that chickens would lay eggs 24 hours each day. Fortunately, none of these dire predictions came to pass."

Returning to the Route...

Holland-Klippel House, 4100 Avenue F. James Kemp Holland moved to Texas in 1842 at age 20. His father, Spearman Holland, was a member of the Republic's Congress. James himself became a state representative in 1849 and a state senator in 1853. He served in the U.S. Army during the war with Mexico, leading a battalion in the Battle of the Rooftops for the taking of Monterrey. After Texas' secession in 1861, he held a legislative seat. He and his wife Annie raised six children. However, by the time they contracted

with William G. Eyers to build a house, their children were grown, and the house they contracted to build was to be located next door to a daughter, Jessie, and her husband, Samuel Weisiger. Eyers took advantage of the corner location by orienting the twin cypress-wood doors on a diagonal, thus opening the house simultaneously to 41st Street and Avenue F.

Colonel Holland was killed in a buggy accident in 1898; his widow lived in the house until shortly after 1901. After several changes of occupancy, Francis J. Smith, an Austin dentist, moved into the house around 1908, and his family remained there until after 1920. During the 1910s, an iron fence replaced the original picket fence. When Dr. Smith suffered a heart attack and had need of a downstairs bedroom, the screened downstairs porch was built to connect what was originally a standalone one-room building to the main house.

In 1923, Sarah Elizabeth Gayle bought the house and moved in with her married daughter's family. The household eventually included herself; her son-in-law, Henry J. Klipple, and his wife; several children; and Mr. Klipple's own widowed mother. The home has remained in the family ever since. The badly deteriorated home was carved up into three rental apartments before Carol Adams, one of Mrs. Gayle's great-granddaughters, and her husband Ernest completely restored it in the early 1980s.

Weisiger White House, 4104 Avenue F. The Weisiger-White House dates to 1893 and is one of the first homes built in Hyde Park.

In July 1892, Samuel P. Weisiger bought three lots from the MK&T Land & Town Company for \$750. By August, the Weisigers had contracted with W. G. Eyers to build a residence on the site for \$1100. The Weisigers lived here until 1901, when they sold the house to the widow, Mrs. S. A. Vogel. Mrs. Vogel shortly remarried, becoming Mrs. Robert Emmett White. White, having already served as sheriff for 12 years, had just been elected mayor and would later act as county judge. His four sons also became prominent lawmen. The house was restored in 1980 by Jack and Debbie Evins with a loan from the Historic Revolving Fund, which was administered by

the Austin Redevelopment Authority. A second loan from the Heritage Society of Austin (now Preservation Austin) allowed the owners to put the finishing touches on this early Hyde Park residence. The Weisiger-White House is known for its diagonally oriented doorway, detailed molding on porches and gables, and Carpenter Gothic details.

Bell-Smith House, 4200 Avenue F. In 1894, Thaddeus and Florence Bell purchased four 25-foot lots from the Missouri, Kansas and Texas Land and Town Company for \$900. Thaddeus was the first child born in Austin's colony (October 4, 1823) and grandson of Josiah Bell, one of the original settlers who came to Texas with Stephen F. Austin (in 1821). In March, 1895, Mr. and Mrs. Bell contracted with Lorenzo W. Culver to build their new home, along with a stable and fence, for \$1,512. A few months later, Culver had completed the small, single story, frame home. While the Bells lived in Hyde Park, Thaddeus and his partner J. Edwards served as District Agents for Mutual Life Insurance Company of New York.

The Bells lived in the house until financial pressure caused them to sell in 1901. During the early 20th century, several families owned the house. Matt Smith, bartender at the Driskill Hotel, owned and lived in the house with his wife Annie from 1906 until 1924. Attorney Hugh B. Short bought the property around 1927 and lived here with his family until the 1940s; during part of that time, he served as presiding judge of a Commission of Appeals. For about 15 years during the 1950s and 1960s, the house was used as a rental property. In 1966, it once again became owner-occupied and went through restorations. The house was designated an Austin Historic Landmark in 1982. In 1985, it was purchased by its current owners, Jill and Jack Nokes. Under the guardianship of Jill Nokes, the garden and its wall have become one of Hyde Park's treasures.

The Bell House is an excellent example of the Folk Victorian style, that is, a simple carpenter-built structure embellished with Victorian detailing. It also reflects the Queen Anne aesthetic in its cottage-like appearance and the varied surfaces of the facade. Surrounding the structure is a graceful wire fence that predates 1917.

Kopperl House, 4212 Avenue F. The late Victorian Kopperl House is an excellent example of the Eastlake Style. It retains its original carriage block, cistern, and two outbuildings.

Henry Clay Fisher, Chief Justice of the 3rd Court of Civil Appeals, contracted with William H. Poole to build the house in early 1896; it was purchased by Loula Dale Kopperl shortly thereafter. Loula Dale was married to Morris A. Kopperl, who worked as an attorney for Standard Oil. In 1912, Morris moved to Colorado, charged Loula with desertion, and divorced her. Undaunted, Loula continued to go on hunting expeditions, to keep racehorses in her stables, and to keep up a social calendar that included her neighbor and friend, sculptor Elisabet Ney. Loula Dale Kopperl died in 1919.

Loula Dale's heirs sold the house to Joe and Mary Hoegerl in the 1920s, and they retained ownership for over fifty years. In 1978, Eugene and Patricia Tankersley purchased the house and began restoring it. It was designated an Austin Historic Landmark in 1979 and in 1980 received an award from the Heritage Society of Austin. 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.

Take A Detour to View a Hyde Park Treasure...

At the intersection of 43rd and Speedway, one block west of the route, is the historically zoned Fire Station #9. It was commissioned in 1929, when fire stations were built to blend in with neighborhoods. Its half-timbered gables mark it as Tudor Revival.

The fire station's significance to Hyde Park transcends its function. In 1969, Austin budget cuts resulted in the possibility that the station would close. Hyde Park residents, led by Dorothy Richter, fought to keep the station open. They saved the station and, in addition, founded the Hyde Park Neighborhood Association. The salvation of the fire station is celebrated each October by Hyde Park at its Fire Station Festival. On the front of the station is a plaque honoring Dorothy Richter, sponsored by her grateful neighbors.

The fire station served as the model for the month of April in the *2019 Texas Classic Fire Station Calendar*, created by George

Boutwell, former Hyde Park resident, rescuer of the Woodburn House, and Official Texas State Artist for 2006.

Returning to the Route...

Hodnette-McKesson House, 4300 Avenue F. The Hodnette-McKesson House, built in 1908, was designed by Charles H. Page, Sr., who later designed the Littlefield Building and the Travis County Courthouse. The house is a Prairie Style bungalow that shows Frank Lloyd Wright influence in its dominant horizontal lines, wide overhangs, and low-profile hipped roof. The huge, Japanese-inspired lanterns that hang in front of the porch columns were, according to Page, a trademark of his early homes. A low limestone wall originally encircled the property, and still-intact hitching posts stand in front of it.

The house was built for Milton J. Hodnette, agency director for New York Life, but by 1914 the house was occupied by Kate Walsh. Kate married Louis S. McGinnis. In 1922, they sold the property for \$12,500 to Charles E. and Elizabeth Roberts, who ran a grocery store at 4107 Guadalupe. The following owners, Paul and Pearl Norman, made the first significant changes to its interior. In 1952, Air Force Col. Elmer McKesson and his wife Elena bought the house, and their family occupied it on and off for the next 39 years. In 1991, Robert and Kayla Garrett bought the house and sold it to its present owners only a year later.



Hutchins House

4310 Avenue F



This elegant colonial revival was built around 1910 by James A. Hutchins, who worked as a legal examiner at the General Land Office. James lived with his wife Annie at 4310 for about ten years. Over the next several decades, the house's various occupants included a contractor, a cafe owner, a house painter, and an insurance agent. In the 1950s, it was converted into a duplex, but the house had already been returned to a single-family dwelling when the current owners bought it in 1998. They enlisted architectural historians and contractors to help them restore the house, one of the few Colonial Revivals in Hyde Park.

The renovation was so extensive that the owners worked on the house a full year before moving in. They had the pier-and-beam foundation re-laid, the electrical system rewired, and all of the plumbing replaced. The owners joined with professionals in the effort by conducting the demolition, removing old floor coverings, and scrubbing and sealing the interior bricks. They also embarked on a statewide search for doors, hardware, and floorboards to match existing features.



In undoing regrettable changes to the interior, they followed a “less is more” philosophy, capitalizing on the home’s good bones. The result is the spacious, clean floor plan we see today. The longleaf pine floors, much of the hardware, and the beautiful large-paned windows are original. Wall colors are true to the Arts and Crafts tradition and most of the striking light fixtures are from the late nineteenth or early

twentieth century. In the downstairs master bedroom and upstairs child’s room, shiplap was removed to expose the chimney column from a wood-burning stove. (The stove could be removed in summers, when not needed, and the hole covered with a metal plate like the one in place now.)

In the kitchen, the owners did not have the luxury of working with the existing structure. The cabinets were splitting under pressure from the sagging foundation and the room had to be gutted. Underfoot, the owners removed vinyl flooring and pulled up thousands of floor tacks to expose the wood floor beneath.

When the owners could not restore what was there, they recycled elements from other old homes. One old-house transplant is the inset cabinet in the powder room, which came from a house on Avenue C. The master bathroom contains a claw-foot tub that hails from Waco, along with a chimney cupboard with, as legend has it, long, deep scratches from a bear’s claws (look near the bottom of the door panel). The staircase in the front hall predates the house and was installed by the previous owner.

Many furnishings come from the owners' families and date from the early twentieth century: The hall rug belonged to a great grandmother, the meticulously restored grand piano in the green room was a 1928 wedding gift to a grandmother, and the wicker furniture in the living room sat on the same grandmother's Brooklyn front porch for at least forty years.

The latest addition to the house is a 300 square foot screened-in porch with lpe floors built in 2005. With plenty of room to entertain, this porch is the family's favorite room in the house. The Edward's Plateau red oak just outside the porch was planted as a small sapling by the current homeowners in 1999.



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Help Save Austin's Historic Districts

Call or Email City Council Today!

Please help protect Austin's built heritage for future generations by asking Mayor Adler and Austin City Council to retain the existing zoning of Austin's historic districts.

Hyde Park is home to both a local Historic District and two National Register Districts. Unfortunately, the draft land development code that City Council will consider in December would dramatically rezone major portions of those districts, greatly increasing the risk of demolitions within these areas. Other historic districts in Austin face the same threat.

What's at stake for Hyde Park? In addition to the local historic district itself, the Elisabet Ney Museum, the Fire Station, forty-one homes, and one commercial building have been designated as individual City of Austin Historic Landmarks. Many of these properties have also been designated as National Register Historic Properties and Texas Historic Landmarks.

Over the years, countless residents and visitors have enjoyed these historic homes and many others featured on the annual Historic Hyde Park Homes Tour. Please help us preserve this history for future generations. Call or email your City Council Member and Mayor Adler today and ask them *not* to rezone these historic districts that provide crucial protections for Austin's heritage.

Contact Information:

Mayor Steve Adler: steve.adler@austintexas.gov, 512-978-2100

Use this link to find the email and phone number for your City Council Member: <http://www.austintexas.gov/government>.

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