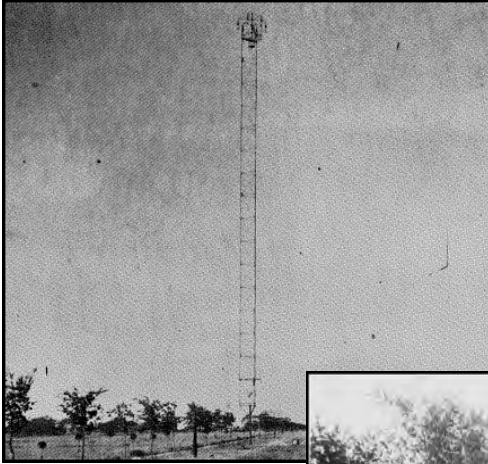


*THE HYDE PARK  
NEIGHBORHOOD ASSOCIATION  
PRESENTS*



**THE 43RD ANNUAL  
HISTORIC HYDE PARK  
HOMES TOUR**



# **Hyde Park: A Village in a City**

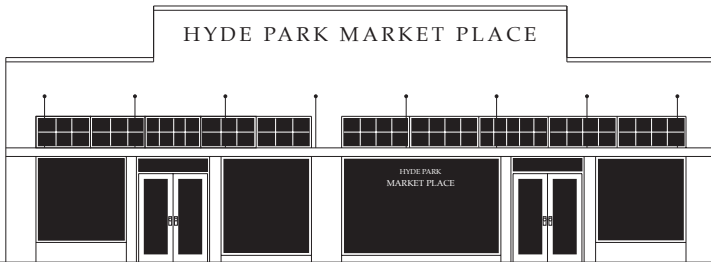
*Sunday, November 13, 2022*

# Hyde Park Marketplace

4101 Guadalupe

*Site of the first Hyde Park General Store - 1897*

Celebrates the 43rd  
Annual Hyde Park Homes Tour



**DIAMONDS**  
ABOVE  
FINE JEWELERS

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STUDIO & SHOWROOM

# WELCOME!

On behalf of the Hyde Park Neighborhood Association, we welcome you to the 43rd annual Historic Hyde Park Homes Tour. Due to the pandemic, we were unable to hold a homes tour in 2020 and 2021, so your support of the tour this year is deeply meaningful to our neighborhood.

This year's theme is "Hyde Park: A Village in a City." It includes some of the first historic buildings in Hyde Park, a neighborhood that embodies 130 years of a small interconnected community in the middle of a growing city. The theme also brings us to the present homes tour, for which the Hyde Park "village" comes alive again as old and new neighbors come together as volunteers to support and celebrate the neighborhood.

This homes tour would not have been possible without the time and dedication of a core group of volunteers, led by Kip Dollar and Elie Hanlon. Susan Marshall, Betsy Clubine, David Connor, and Chad Crow also provided invaluable service in coordinating different aspects of the tour: selecting homes, finding sponsors, recruiting volunteers, and organizing our media campaign, among other things. We are grateful to each neighbor who agreed to put a home on the tour and to our docents and house captains, who volunteered to work in a home. We thank Marsha Riti, who lined up music for the tour, and Leila Levinson, who produced an arts fair. There are also countless neighbors and friends who have freely given of their time to make the tour great, including our ticket collectors and the photographers who helped document the houses. Finally, we thank Lorre Weidlich, who once again has produced our tour booklet. A big thank you is due to our sponsors: sponsors help make the homes tour possible and keep tickets affordable.

We hope you enjoy your visit to Hyde Park, and we hope you will always feel welcome here.

Kevin Heyburn, Lisa Harris, & Michele Grieshaber  
Co-Presidents, Hyde Park Neighborhood Association

# A BRIEF HISTORY OF HYDE PARK

The Hyde Park subdivision was not the first use of this part of Austin land: in 1885 it belonged to the Capital State Fair Association, which constructed exhibit buildings, livestock pens, judges' stands, racetracks, and a 300-foot grandstand. After the fair encountered financial problems, it closed. The property changed hands several times until it was purchased by Hyde Park founder, Col. Monroe Shipe, who conveyed it to the Missouri, Kansas and Texas Land Company for \$180,000.

Hyde Park was founded as two subdivisions: the Hyde Park Addition, founded in 1891, ran from Guadalupe to Duval, 39th to 45th, without the area between Guadalupe and Avenue D and 39th Street and 43rd Street; that area became Hyde Park Addition #2 in 1892. After the first addition was founded, Austin Rapid Transit Railway Company, under the leadership of Col. Monroe Shipe, ran its first electric trolley car from Congress Avenue to Hyde Park, and the first Hyde Park school was built by Monroe Shipe on Speedway. In 1895, the moonlight tower on Speedway was turned on for the first time. The Austin power system was not yet complete, so it ran on current from Col. Shipe's own generator. In 1909, Avenue B Grocery was built. In 1910, the Ridgetop Annex, north of 45th Street, was platted by W.T. Caswell.

Between 1924 and 1935, a building boom took place in Hyde Park. J.J. Hegman platted the Hegman Subdivision (Avenue F and Rowena, north of 47th Street). In 1929, the fire station was built, and in 1930, Guadalupe was paved.

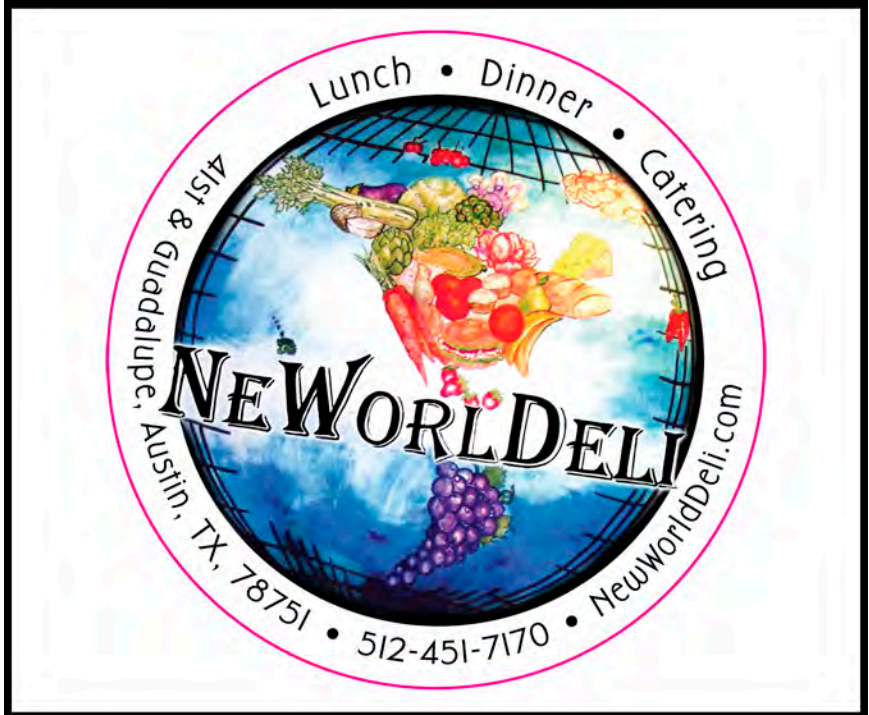
In 1941, Hyde Park's 50th anniversary, the streetcar system ended its operations.

During the 1950s, many Hyde Park homes became rental properties. By the 1960s, UT was growing and students were no longer required to live on campus. As a result, Austin adopted the policy of up-zoning Hyde Park properties to allow the construction of apartments; houses were demolished and apartment buildings construct-

ed in their place.

A turnaround took place during the last three decades of the Twentieth Century. In 1971, City Council recommended closing Fire Station 9, but a delegation of Hyde Park residents led by Dorothy Richter descended upon the council and the plans were canceled. In 1974, the Hyde Park Neighborhood Association (HPNA) was formed. In the late 1970s, the City of Austin reversed its former policy of up-zoning for apartments. The 1980s saw the development of the Hyde Park Compatibility Standards and the initiation of the Hyde Park National Register nomination.

The early 21st Century saw the continuation of preservation efforts. City Council adopted the Hyde Park Neighborhood Plan in 2000, the Hyde Park Neighborhood Conservation Combining District in 2002, and the North Hyde Park Neighborhood Conservation Combining District in 2005. Preservation efforts culminated in 2010, with the adoption of the Hyde Park Local Historic District. Hyde Park had come full circle: from a new subdivision to a deteriorating rental neighborhood to a restored historic district.



The Hyde Park Neighborhood Association gratefully acknowledges the support of the many neighborhood businesses, community partners, and friends who make Hyde Park a special place to live.

## **TOUR SPONSORS**

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**SUSAN MOFFATT AND NICK BARBARO**

**MARGOT AND GRANT THOMAS**

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

# HISTORIC HYDE PARK HOMES TOUR MUSIC

## **SONGBIRD RISING SUZUKI SCHOOL PERFORMERS**

Performances throughout the day at the following locations:

El Naranjal, 207 E 44th Street

Brownlee House, 4206 Avenue D

Bell-Smith House, 4200 Avenue F

William T. & Valerie Mansbendel Williams House, 3820 Avenue F

Hodnette-McKesson House, 4300 Avenue F

Edgar von Boeckman House, 4401 Avenue H

Performances open to all Historic Hyde Park Homes Tourists

## **SONGBIRD RISING TEACHERS**

2:00 pm

El Naranjal, 207 E 44th Street

Performance open to all Historic Hyde Park Homes Tourists

## **AUSTIN CLASSICAL GUITAR**

Classical Guitar Performance

4:00 pm

Rosette Performance Space, Baker School, North Side

Free and Open to the Public

Limited Seating

# HISTORIC HYDE PARK HOMES TOUR ARTS FAIR

ENJOY THE OPPORTUNITY TO SHOP  
WITH SOME OF **AUSTIN'S** PREMIER ARTISTS  
ON THE GROUNDS OF **BAKER SCHOOL** DURING THE HOURS  
OF THE **HISTORIC HYDE PARK HOMES TOUR**  
FREE AND OPEN TO THE PUBLIC

**JEAN BERTRAND** Art created with pen and ink and watercolor, designed to tell a story and evoke emotion



Tess Outlaw

**CAROLINE C. BOWERS** Ceramics

**MINDY CROWE** Ikebanas for flowers and houses for birds

**GENEX CUNY** Hyde Park neighborhood flags and poetry chapbooks

**NICOLE FARMER** Handwoven seed bead jewelry

**DAVID GUARINO** Watercolors

**LIZBETH JUSTYN** Paintings and pyrography

**FERNANDO LUIZ LARA** Landscapes and people translated into abstract watercolors

**LEILA LEVINSON OF HOOTING BUDDHA POTS**  
Textured and diverse pots, small and large, for succulents

**Cory Squires**





**MELISSA McCORMICK** Unique jewelry using stones, beads, and metal

**BECKY MURPHY** Unusual succulent planting



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**ANGELA NEWMAN** Modern functional ceramics

**TESS OUTLAW** Functional ceramic work with whimsy, unique design, and color

**LARRY "ROLY" ROLON** Eclectic, whimsical, and classic pieces with a variety of mediums including wood, glitter, and fabrics

**CORY SQUIRES** Handmade wood carvings and oil paintings

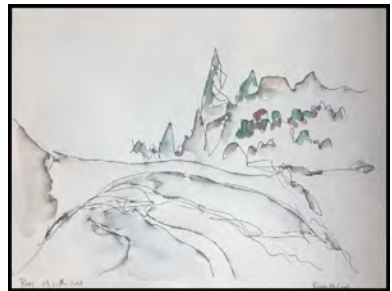
**PAKE STEPHENS** Unique, hand-crafted jewelry

**JACKSON TENNILLE JEWELRY** Healing jewelry for everyday life

**Jackson Tenille**



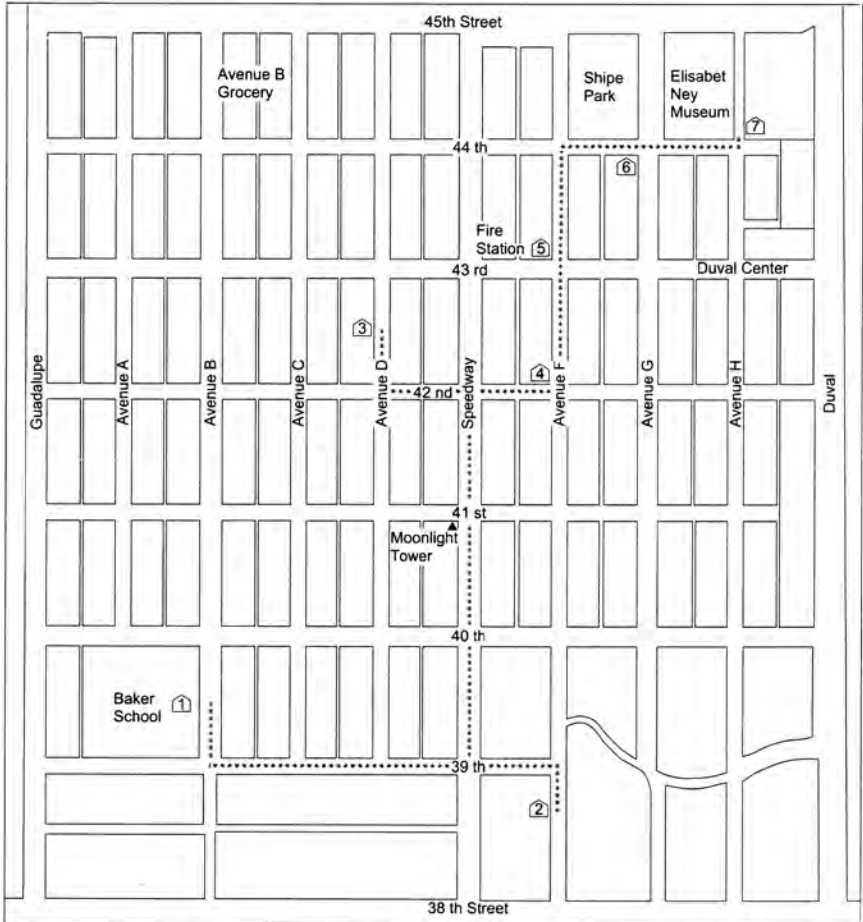
**Fernando Lara**



**MARY TRAHANOVSKY** Glass

**HR WRIGHT OF STAY UNSTILL CERAMICS** Pottery with a purpose, bringing together form and function

# HOMES TOUR MAP



1 Baker School, 3908 Avenue B

2 William T. & Valerie Mansbendel Williams House, 3820 Avenue F

3 Brownlee House, 4206 Avenue D

4 Bell-Smith House, 4200 Avenue F

5 Hodnette-McKesson House, 4300 Avenue F

6 El Naranjal, 207 East 44th Street

7 Edgar von Boeckman House, 4401 Avenue H

# TOUR HEADQUARTERS

## **Baker School**

**1911**

3908 Avenue B



**R**ecognizing that he would need a school to attract families who might build homes in his new development, Monroe Shipe built the first Hyde Park School and, for the first year, paid its teacher, Miss Mary Lowry, from his own pocket. The original school building was located on the east side of Speedway, between 38th and 39th Streets. It was built of lumber salvaged from the racetrack grandstand of the Texas State Agricultural Fair, as it was called before the State Fair was moved to Dallas. Shipe also used the salvaged material to build his own home at 39th and Avenue G.

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

In 1902, the school was renamed in honor of Dewitt Clinton Baker to recognize Mr. Baker's service to education in Austin. Dewitt Baker was an avid reader in five languages and deeply interested in gen-

eral knowledge and education. Mr. Baker was among the founders of the Austin Public Library as well as the inspector of schools for Travis and Hays counties from 1872 to 1877.

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

Miss Lowry responded, "Well, why don't you women change it?" She challenged them to organize a Mothers' Club, to which they promptly agreed. The Mothers' Club's first meeting attracted more than 50 women and selected Miss Lowry as temporary chairwoman. Over the next few years the Mothers' Club succeeded in getting new rooms added to the original school, enough that Hyde Park's children could all complete their elementary education in the neighborhood.

In 1910, these women campaigned successfully for Austin's very first school bonds to pay, in part, for construction of a new Baker School. The school site was secured on land that had originally been a part of the original "Park" in Hyde Park, and the new 12-room brick



**BAKER SCHOOL, 1922**

Baker School opened in 1911. For the best part of the next 60 years, Hyde Park students wore the green and white colors of the Baker Buckaroos.

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

Lowry, whose own home survives a block away from Baker at 4001 Avenue C, earned the affection of a generation of students for her willingness to keep ringing the school bell until the last of the



children she saw literally running late reached the schoolhouse door.

Former students have noted the architectural similarities between Bak-

er and Fulmore Middle School, and a casual observer can readily recognize the identical brickwork patterns the two buildings share, although Fulmore’s multiple changes and additions have obscured the original facade still visible at Baker. In 1958, renowned Architect Roy L. Thomas created a major addition to the school to keep pace with the growing baby boom in the 1950s.

Baker functioned as an elementary and junior high school until declining enrollment led to its closing in the 1970s. Hyde Park residents have voted in the building for many years and enjoyed the playgrounds and broad, shaded lawn of this public space. In recent years, the building has been used for exterior shots of the fictive

East Dillon High School on the television series “Friday Night Lights”.

In November, 2018 the property, which AISD had been using for administrative purposes, was sold for \$10 million to Tim and Karrie League, founders of Alamo Drafthouse Cinema. In March, 2019, they began the restoration process by performing limited demolition work. The process involved removing damage done over the years, like drop ceilings and vinyl flooring. The limited demolition revealed that a large number of original surfaces were still intact, including 1938 ceiling tiles and original wainscot under wood paneling. Once the drop ceilings were removed, the original 14-foot ceilings allowed the entry of natural light. The final restoration of the campus cost \$5 million.

The landscaping of the building remains a work in progress. The water-thirsty lawns surrounding the building are being replaced with native plant gardens, a fruit orchard, and a community garden for the tenants of the building.

On December 10, 2020, City Council designated the entire campus of Baker School an Austin historic land-



mark. It also qualified for state and national historic status. Historic zoning for the property preserves it for the future. The building now serves as office space for 15 different companies, including Alamo Drafthouse Cinema and a number of non-profits – The League of Women Voters, Travis Audubon Society, Austin Classical Guitar Society, Austin Theater Alliance, Texas Archive of the Moving Image, and the American Genre Film Archive. Baker School has evolved into a significant Hyde Park and Austin landmark.

## Along the Route

**O**liphant House, 3900 Avenue C. James Oliphant, great-grandson of a Scottish lord, came to Austin from Indiana with his family in 1853. He was fifteen years old when he enlisted in the Confederate Army, where he served for four years, was reportedly shot seven or eight times, and spent time in a Union prison. After the war, he became a noted photographer who chronicled much of early Austin's pictorial history. Oliphant and his second wife, Alice, contracted in 1894 with E. A. Ellington to build a house at a cost of \$1875. Architecturally, the house presents elements of Queen Anne style in its playful use of color, spindled porches, and scrolled design around the gables. The steep roof, diagonal supports under the gables, irregular silhouette accented by multiple porches, and horizontal boarding are characteristic of the Stick style. The Oliphant House became a City of Austin Landmark in 1974 and received a Historic Preservation Award in 1978.



**S**ears-King House, 209 West 39th Street. This classic Victorian cottage has ties to one of early Austin's prominent religious leaders. In 1896, Reverend Henry Sears moved to Austin from Tennessee to serve as Presiding Elder of the Methodist Episcopal Church, Austin District, Texas Conference. During Rev. Sears' distinguished career, he served as Chaplain of the State Lunatic Asylum from 1909 to 1915 and Chaplain of the Texas State Senate from 1905 to 1915. In 1897, Sears and his wife Jennie built this house. In 1915, Rev. Sears deeded the house to Florence Sears, "my beloved adopted daughter." About 1924, she married Frank W. King, and the two shared the house until his death in 1961. The house served as rental property, but was eventually restored, expanded, and zoned a historic landmark. The historic register nomination for the house states, "... this house is one of the neighborhood's finest examples of late-Victorian architecture."



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# **William T. & Valerie Mansbendel Williams House 1934**

3820 Avenue F



**T**his historic landmark house was designed by Peter Mansbendel for his daughter Valerie and her husband William T. Williams as a wedding present. William, a community activist, was City Attorney and City Manager for Austin from the 1940s to the 1960s. Valerie grew up next door in the Peter Mansbendel House.

Clotilde Mansbendel, Valerie's mother and daughter of Col. Monroe Shipe, who developed Hyde Park, paid \$1,000 to Missouri, Kansas and Texas Land Company for lots 8 and 9 in the Shadow Lawn Addition in 1925. In 1933, she sold the unimproved lot 9 to her daughter and son-in-law. The family hired William Kutalek, a local contractor, "to construct, erect, finish, complete and deliver in a true, perfect and workmanlike manner, a 1-story stucco residence and garage" for \$3,500. Since its completion in 1934, the house has not changed except for a back addition in 1950, also built by William Kutalek.

Peter Mansbendel decorated it with his carvings, including stone faces of the bride and groom carved into the front stonewall facade of the house. Famed ironsmith Fortunat Weigl provided the ironwork in the fence gate and front door and the weather vane at the front peak of the roof – a figure of Peregrinus, the patron saint of the University of Texas Law School, Williams’ alma mater.

The house is characteristic of the picturesque Historicist architecture of the 1920s and ‘30s and exhibits elements drawn from the Tudor Revival style. The living room features – vaulted ceilings 15 feet high with faux beams, a chandelier carved of wood and treated to



**VALERIE WILLIAMS WITH BABY GRAND PIANO, 1922**

mimic wrought iron, and tall casement windows – are almost identical to those in Peter Mansbendel’s own house. A curved baggage leads to the dining room, with its pine paneling and carvings; the present owner calls it “the Heidi room.”

After Valerie Williams died in 1975, William remarried, this time to his neighbor at 3808 Avenue F. The Williams family had built the house at 3808 Avenue F for rental income in 1938. The house’s original architectural plans, designed by Arthur Fehr, a renowned Austin architect, were left in the attic of the house. William passed away in 1989 and his second wife died in October, 2010. Valerie’s surviving daughter and sole heir put the house up for sale. Nine months later, it was purchased by David Conner.

David took ownership of the house in July, 2011. Because of David's involvement with Hyde Park (restoration of a 1940s house in Hyde Park in 2006, Chair of the Hyde Park Development Review Committee, and past President of the Hyde Park Neighborhood Association), he had some idea what restoration of this house would entail, and he was both excited and nervous at the prospect.

The house was in almost original state and David's plans "were to do nothing except to clean up, paint where is needed, and to wipe down the woodwork with lemon oil." The house remains significantly in its 1934 condition except for replaced kitchen floors, a bathroom vanity, a new foundation, and a complete plumbing system, all done during David's first six months of ownership. During this work, David was living in the house.

Since then, David has repainted the exterior of the house. Because the exterior is stucco, this was a difficult task that required two years and three coats of paint. In addition, the backyard was overgrown with bamboo; David dug up each stalk with its root system. The hardest work on his house, he states, was removing and keeping out the bamboo!

The den, added in 1950, still had the original linoleum sheet flooring. Now, it has become the owner's man cave. The house inspectors, during its initial contract period, considered the den condemnable; in fact, the first home inspector told David the whole house was a tear down! David pulled up broken sections of the linoleum to discover the yellow pine floorboards underneath. During 2016, he had the linoleum sheet professionally removed. It





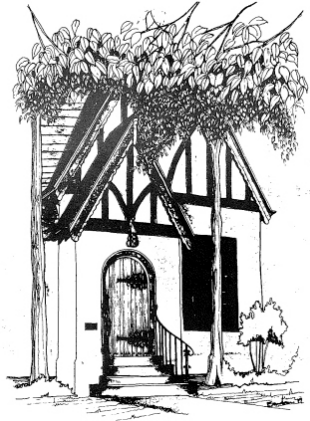
took him six months to peel and steam off the remaining tar paper to enable the floor company to sand the floor, which came out a beautiful golden color. At the time that the house was under contract, David knew the attic held boxes of family items. The family planned to discard them, but David requested they be left in the house. They contained historical items, documents, and pictures that supported the historic zoning of the house, granted by the City of Austin

in December, 2011. In February, 2013, the house also became a Texas Historic Landmark.

The house features a baby grand piano that once belonged to Glen Shipe (Colonel Shipe's son and Clotilde Shipe Mansbendel's brother) and his wife Jane Sutter Shipe. The piano, a 1907 Mason & Hamlin, was a fixture during the early 1900s in the Shipe House on Avenue G. When Glen died at an early age, his wife Jane moved back to California, leaving the piano to Clotilde's daughter and granddaughter, who lived at 3820 Avenue F. Clotilde was married to the world-renowned artisan Peter Mansbendel, who lived next door at 3824 Avenue F. The piano was played by Clotilde's son-in-law, W. T. Williams, and his family for many years. Later, in the 1970s, the piano was moved to the Peter Mansbendel House at 3824 Avenue F, where it stayed until the house was sold to its current owner around twenty years ago. After that, the piano ended up in Dallas with Mr. Williams' granddaughter. The piano is now back at 3820 Avenue F in the front room where it once stood, in perfect condition – although it might need a tuning. Its mahogany wood and keys are intact, despite its age of 114 years!

## Along the Route

**M**ansbendel-Williams House, 3824 Avenue F. This house, next door to the William T. & Valerie Mansbendel Williams House, was the home of Valerie Mansbendel's parents, the woodcarver Peter Mansbendel and his wife Clotilde, daughter of Monroe Shipe. Examples of Peter Mansbendel's work include the doors of Mission San Jose and the Spanish Governor's Palace in San Antonio. This house is a prime example of the Tudor Revival style, with a prominent front gable and a smaller porch gable with faux half-timbering, vergeboards carved by Mansbendel himself, windows with diamond shaped panes, and Medieval-style hardware on the arched doorway. The house evokes a whimsical Swiss chalet, suggesting Mansbendel's homeland.



**S**peedway. Walkers through Hyde Park cross a series of Avenues – A, B, C, D, F, G, H. But what happened to Avenue E? Why is it known as Speedway? Before the founding of Hyde Park in 1891, the Capital Jockey Club racetrack occupied the south-east corner of what became Hyde Park. The racetrack was subsumed into the Texas State Fair in 1875, which relocated to Dallas in 1884. Owners used Avenue E to exercise their horses. Over time, the area became known as Speedway, and when Hyde Park was founded, the name stuck.

**T**he Badger Blocks. The 4000 and 4100 blocks of Speedway hold a series of historic treasures, including four houses built and occupied by members of the same family, the Badgers. Brothers Walter and Robert Badger and their father together founded the B. Badger & Sons mountain cedar wholesale company. Later, around 1929, Robert and Walter founded the Yellow House Land Company. Their final venture was the Plains Investment Company. Walter was also director of the American National Bank and chairman of the Austin Citizens' Committee. The two men bought similar houses a block and a half apart on Speedway.

The *Walter Badger House*, at 4112 Speedway, was built in 1908 by the Missouri, Kansas and Texas Land Company. The house is Colonial Revival in style; notice its wrap-around verandah with Doric columns and the Palladian windows in its attic dormer.

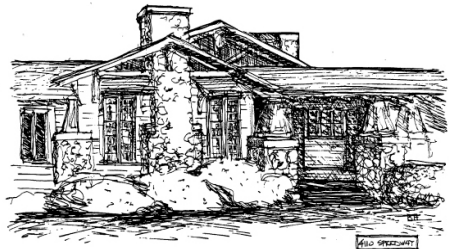


The *Robert T. Badger House* at 4006 Speedway was built in 1906 and purchased by Robert Badger in 1909. He also owned the two lots just north of it, which held a family tennis court and flower garden, and a barn to the west, across the alley, for a horse, buggy, and milk cow. This house is Eastlake in style, with a Colonial Revival two-tiered porch with fluted Doric columns and a classical portico.

Walter Badger and his wife Bettie were the parents of Fannie Bailey. For her, they acquired the two lots just south of their house. In 1910, Fannie built the *Bailey-Newgren House* at 4108 Speedway. The house reflects, with its horizontality, the influence of the Prairie Style houses of Frank Lloyd Wright. Its walls are indigenous limestone.

The *Bailey-Houston House*, at 4110 Speedway, which Fannie built in 1915, was architected by Charles H. Page. One of the best Craftsman bungalows in Austin, it features gable roofs with eaves, knee braces, and half-timbering. River rocks surround the chimneys and column bases. Note the porte-cochere and casement windows.

The *Bailey-Houston House*, at 4110 Speedway, which Fannie built in 1915, was architected by Charles H. Page. One of the best Craftsman bungalows in Austin, it features gable roofs with eaves, knee braces, and half-timbering. River rocks surround the chimneys and column bases. Note the porte-cochere and casement windows.



**M**oonlight Tower. At the intersection of 41st and Speedway 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."



**MOONLIGHT TOWER, 1897**



WOOD EYE CONSTRUCTION & DESIGN



# Brownlee House

1911

4206 Avenue D



This distinctive house on Avenue D was built in 1911 for May Banford Brownlee. It is one of the better American Foursquares with Colonial Revival influence in Hyde Park. Foursquare houses in the United States generally were two stories high, but a one-story variant seems to have been popular in Texas during the early 20th century, according to architectural historian Peter Maxson.

The Foursquare design is a roughly square floor plan featuring a full-length porch with columns across the front under a hipped pyramidal roof. The Brownlee home has these defining features as well as the deep eaves and exposed rafters typical of bungalows. Its Colonial Revival elements include its tall Doric or Tuscan columns (on the porch and in the living space), a spacious entry, high ceilings, and rectangular double-hung windows with small multi-light sashes. The house is symmetrical, a characteristic shared by American Foursquare and Colonial Revival bungalows.

May and John Samuel Brownlee were prosperous and respected



**MAY BROWNLEE**

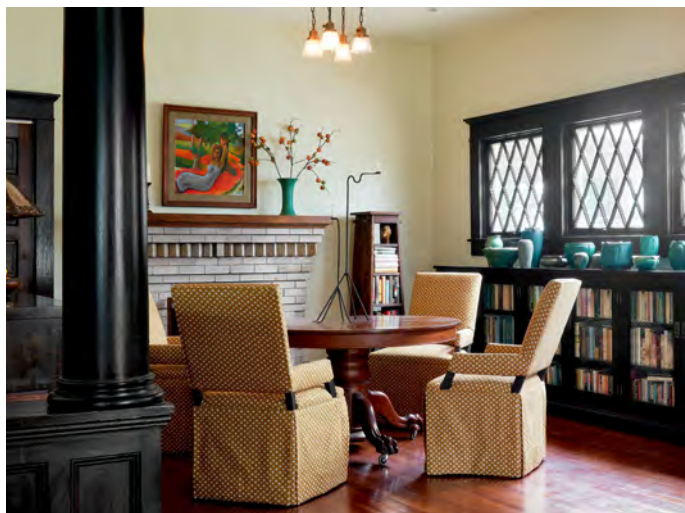
citizens of Burnet, but May's life changed dramatically on February 8, 1909 when her husband, a hill country physician, went by horse and buggy to tend to a sick child. He noticed the child lacked warm bedding, so he left his lap robe for her. He returned home in a snowstorm that became a blizzard. He arrived home suffering from exposure. That night, at age 63, he died, leaving his wife and four offspring: John Houghton, Charles Hansford, Florence, and May Belle.

Education was part of the DNA of the Brownlee family. John Brownlee received his medical degree from Washington University at St. Louis. May Brownlee earned a degree in Art, Music, and Literature. All the Brownlee offspring attended UT and become important members of the Austin community. State Senator John Houghton Brownlee, the oldest son, earned a law degree from UT, practiced law in Austin for 40 years, and served four terms (1937-1945) in the Texas Senate. Today, he is perhaps best remembered as one of the candidates LBJ defeated in 1937 to take elective office for the first time. Charles, the second son, finished medical school with an internship at the Austin State Hospital. The two sisters, Florence and May Belle, also attended UT. May Belle received her college degree; Florence dropped out to marry before finishing her degree. May Diane Harris, May Belle's daughter, served as Director of the Elisabet Ney Museum in Hyde Park during the 1970s.

Mrs. Brownlee decided to move to Austin and build a house near UT. She bought the property for \$750 in 1911 and commissioned Simon Gillis to build a house on it for \$2,250. Mr. Gillis listed himself in the city directory as a carpenter, contractor, builder, and owner of the Austin lumber company.

Mr. Gillis probably adapted a design from a pattern book to meet Mrs. Brownlee's requirements. Visitors today are surprised by its spaciousness, an effect achieved by the then-unusual open floor plan and high ceilings. The entry hall, living room, and dining area are visually separated by interior columns. The heart-of-pine floors,

diamond-paned windows, fireplace, mission style ceiling fixtures, and columns a visitor sees upon entering the house today are as they were when



Mrs. Brownlee had the house built.

The American Foursquare home, with its symmetry, high peaked roof, and extensive colonnaded front porch, possesses a classical grace. Note the spacious front porch, fireplace in the dining area, and large public rooms. The house provided a convivial gathering place for Mrs. Brownlee's family and friends, a place of respite for her two sons and older daughter, and a place where Mrs. Brownlee would prepare and serve meals for her kin and their friends. The house was designed with two bedrooms, one for Mrs. Brownlee and one for her younger daughter May Belle, who attended Austin High School. It remains a two-bedroom bungalow to this day.

The Brownlee house has changed hands only three times over the past century. The two owners after Mrs. Brownlee – the Fletchers (1922-1963) and the Pages (1963-1991) – maintained the house and updated it as times changed. The lone structural modification, undertaken by the Fletchers, was the addition of a 17' x 10' sleeping porch on the south side of the house during the late 1920s. During the height of the Depression, the home housed as many as thirteen people.

Christine and Ted Huston purchased the house in 1991. They committed themselves to renovating and restoring the house using antique architectural and salvaged period building materials ap-

appropriate to the house, insofar as possible. They were guided by architectural historian, Peter Maxson, and masterminding builder, Stan Kozinski, both Hyde Park residents.

As work on the Brownlee house goes forward, it evolves. The Hustons came to believe that their house is a living thing and that with careful restoration, old houses can be enhanced and modernized in ways that keep houses fresh without compromising their integrity.

As the initial (1993-1994) project was winding down, the Hustons began to think about refurnishing the house. Peter Maxson's suggestion led them to home in on the Arts and Crafts movement, in its glory between 1895 and 1915. The Hustons went to conferences, traveled to Europe and Japan, and visited iconic homes designed by architects such as Frank Lloyd Wright and the Greene Brothers. Their interior evolved to reflect their now long-term interest in Arts and Crafts furniture and decorative arts.

Architect Emily Little designed an elegant 2017 addition with a breakfast booth framed by custom stained glass windows. The lush Arts and Crafts inspired garden features Asian and native Texas plantings along with a massive entrance gate, also designed by Little. The Renner Project designed the gorgeous recently-completed interiors with eclectic period pieces spanning the late 19th to 20th centuries.



# Bell-Smith House

## 1895

4200 Avenue F



The cottage that Thaddeus and Florence Bell had built in 1895 is an excellent example of the folk Victorian style: a simple carpenter-built structure embellished with Victorian detailing, which became available through mail order via the expanding American railroad system. Appropriately, it is now surrounded by a native plant habitat garden and rustic rock wall of Lometa limestone designed and built by landscape designer Jill Nokes and her husband Jack.

Thaddeus C. Bell, 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, decided to move to the newly developing suburb of Hyde Park in 1894. For \$900 the Bells purchased 4 lots from the Missouri, Kansas and Texas Land Company. The Bells contracted with Lorenzo W. Culver, for the sum of \$1512, to build a new house, stable, and fence that modestly incorporated many of the features of the popular Eastlake style. Some of these architectural elements include the prominent porch, the cut-out scroll ornamentation, jig sawn brackets, and turned

wood columns. The original core of the house is shaped around a center hall with front and back parlors to the right and two bedrooms to the left. The parlors, now a living room and dining room, retain the original carved window, and the door casings echo the incised motif of the wooden mantel in the fireplace. In the course of several renovations over the last century, a kitchen and bedroom were



added to the back of the house, and the bedroom adjoining the master suite was converted into a smaller study.

The Bells lived in the house until 1904. Matt Smith, bartender at the Driskill Hotel, purchased the house in 1906 and lived there with his wife Annie until 1924; Attorney Hugh B. Short bought the property about 1927 and lived there with his family until the 1940s. The house was designated an Austin City

Landmark in 1982 and has been beautifully restored.

The Nokes purchased the house in 1985 and have finished out the attic and added a screened porch that overlooks the garden. Later a studio was built for Jill's landscape design office.

The Nokes garden is one of Hyde Park's treasures. Jill's interest in the folk gardens of south Texas and Mexico inspired the Nokes garden and rock wall. Built intentionally at waist height to keep an open view to the neighborhood, the wall represents the family's collection of artifacts, including fossils of giant oysters, snails, and





ammonites as well as old art projects, statuary, toys, and some random objects donated by neighbors. The wall includes pieces of black granite from Llano, a basalt stone from Arizona,

and rocks from the Rio Grande. Most items have a story attached: an embedded snowglobe of the twin towers is a reminder that 2011 was the year the wall was built.

The entry arch was built in collaboration with Berthold Haas, an artist, stone carver, and grotto builder. “Berthold knew how to build a structurally strong arch that could also display all the different materials,” explains Jill. “We needed formal edges to contain the chaos.” The entry arch is also the site of Jill’s “Trinket Garden” where neighborhood kids can find an assortment of toys to take home, often exchanging them with their old toys.

The garden has been totally replanted at least 3 times since 2011, most recently after Winter Storm Uri in 2021. Plants come and go, but the space is the same, welcoming wildlife and people alike to come take a look.

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## Along the Route

**K**opperl House, 4212 Avenue F. The late Victorian Kopperl House is an excellent example of the Eastlake Style. The house has six fireplaces and 12-foot ceilings throughout its ground floor, and its wrap-around verandah encircles much of three sides of the house. It retains its original carriage block, cistern, and two outbuildings.



The house was built in 1896 and 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 died in 1919. Her heirs sold the house to Joe and Mary Hoegerl in the 1920s, and it remained in their ownership for more than fifty years. In 1978 Eugene and Patricia Tankersley purchased the house and began restoring it. The house 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.

# TED Bose



## TESTIMONIALS | 2021 - 2022

"Ted Bose at Spyglass in Austin is absolutely fantastic. From the initial meeting where he met us to closing and after he worked as our partner and guide through the entire process. We are living in another state and he insured we knew of all the listings, the Austin market conditions, pricing considerations, etc. When something within or near our parameters appeared, he even toured and videoed it so that we could determine whether to fly to Austin for an in person tour. He helped evaluate and resolve very difficult and unanticipated issues during the short term closing. Ted made what seemed impossible possible. I cannot imagine the process without Ted, the best ever realtor."

Lois M. | Google

"Ted was absolutely amazing. We lived in Tucson, AZ and did all the searching online and through video calls. He listened to what we wanted. Houses are selling fast and he moved fast. We had never been to the Austin and surrounding areas. I asked him to only show us homes near the best of schools and let me tell you he delivered. He went about and beyond and hands down is the best realtor we have ever worked with. He knew I wanted the inside painted before we arrived here in Texas and he found a great painter and set it all up and had the work completed - all we had to do was write the check. We have lived here now about a month and he still answers all my calls about random questions. He was not pushy and I love how honest he is. If he was in a home and saw anything that needed a repair or just something off he let us know. It's hard to find honest and genuine people these days and Ted for sure is one of them!!! Thank you Ted."

Veronica P. | Zillow

"We had a great experience working with Ted as our buyer's agent. Ted is very knowledgeable and generously shares with us his insight into the features and market conditions of various areas in Austin. He understands our requests of a house and translates them into concrete criteria to filter from the new house listings. Once the right one came on the market, it was Ted's proactive approach to the seller's agent that won us the bid among the competing offers. We recommend him highly to anybody!"

Xing L. | Google

"Ted helped my husband and I buy a house in Austin, TX on the first offer we made. It was a dream come true. He was so responsive and knowledgeable. He knows the ins and outs of the red hot Austin real estate market. We would not have succeeded without his help. We highly recommend his service and team."

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"Ted Bose was our Spyglass agent and he was awesome! He's been in the biz in Austin for quite a while so he's very knowledgeable and was always available to chat any time we had questions or concerns (which, as first time home buyers, was quite a bit!) We were hesitant about buying a home, especially in this market and he made us feel at ease. He was never pushy and was patient and diligent as we took our time finding "the one" (which we did and somehow won - most likely at least partially thanks to Ted's diligence!) He went above and beyond to make sure we understood everything throughout the whole process and continued supporting us through the never ending paperwork of the loan process as well. Thank you Ted for your patience and partnership! And to all the buyers trying to navigate this market - you'd be in great hands with Ted and Spyglass!"

Brittany L. | Google

"Simply put, we would not have a home in Austin unless we had met Ted. We moved here in January, just weeks after the market exploded. Ted went over the current state of the market, as well as reasonably setting expectations for us in regards to inventory, pricing and bidding. Even with the turmoil in the Austin market being so fresh, he had a game plan and with the second place we bid on, we won it. He continued to work with us through the inspection, lending, appraisal and closing processes. Again, always lending his guidance and expertise based on his extensive knowledge of the process. Ted knows the Austin market."

Zillow

"Ted helped my wife and I buy a home in the hyper-competitive Austin market in March. For those unaware, that is a monumental task. He was honest with us. Gave us incredible advice on bidding appropriately, knowing what to include and what to exclude from the offer, and in this market, needing to bid significantly higher than asking price, how to navigate those waters. Ted stayed involved through the lending, titling and closing process as well. Always willing to jump in and keep things moving when communications got lost between lenders and title companies. Long story short, Ted is your guy. He doesn't get phased, has the experience to help you navigate the market, and won't leave you stranded when things inevitably get rough. Home buying is a difficult process and he lessens the burden greatly."

Randal N. | Facebook

"Working with Ted was the best. He was responsive, professional and never pressured us to put an offer on anything. He really understood what we were looking for, and he was always available to try to get us into see something asap. Having his expertise in this market was invaluable."

Karli P. | Google

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# Hodnette-McKesson House 1908

4300 Avenue F



The Hodnette-McKesson house was built in 1908 for Milton J. Hodnette and was designed by Charles H. Page, Sr., who later designed the Littlefield Building and the Travis County Courthouse. Hodnette, an insurance agent, had bought the property in 1907 for \$600; it included the lots now occupied by 4302 Avenue F.

The house is a fine Prairie-style bungalow and shows the strong influence of Frank Lloyd Wright, particularly in the wide overhangs, low-profiled hipped roof, and dominant horizontal lines. It might be the best example in Hyde Park of Wright's Prairie School aesthetic.

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



The front door, built recently by a local artisan, is made of quartersawn oak and glass from a 19th century Northern England factory. The unusually wide entrance leads to generously proportioned rooms with 10-foot ceilings, crown molding around doorways and windows, and picture rails in the two front rooms.

By 1914 the original owners had moved, and the house was occupied by Kate Walsh. Miss Walsh married Louis S. McGinnis, an alumnus of St. Edward's University who worked as a salesman in various Austin men's stores. The McGinnis family were members of St Mary's Cathedral and are buried in Mount Calvary Cemetery.

In the early 1920s the house was owned by Charles E. and Elizabeth Roberts, who bought it for \$12,500. The Roberts family bought a grocery store at 4107 1/2 Guadalupe, which the gregarious Lizzie and her son-in-law, Samson Connell, ran. During this time, the red brick was not painted and the porch probably had a wooden floor in place of today's concrete floor. On the lots to the north, Lizzie grew vegetables, flowers, and herbs. A pergola attached to the west wall of the house was covered in trumpet vines, under which the Roberts' grandchildren played and held their ice-cream parties.

By the mid-1940s the house had passed to new owners, who made the first significant changes to the house. The wall surrounding the





**CHILD WITH GOAT CART OUTSIDE HOUSE, 1926**

property was dismantled and the stone used to build a freestanding garage. Interior walls were covered in sheetrock; and the kitchen was moved into a former pantry. The former kitchen space--in the northwest corner of the house--was converted into a bedroom.

In 1952, U. S. Air Force Col. Elmer McKesson and his wife Elena bought the house. They and their two daughters, Kathleen and Laurie, lived in the house on and off for the next 39 years. In the early 1990s, members of the rap-rock-jazz group Retarded Elf rented the house. Known as one of the few Austin bands of that era with a female performer, the musicians painted the walls deep purple when they weren't performing in Austin and Houston clubs.

The current owners have lived in the house for 30 years. Landscape architect David Ramert created a comprehensive plan for them, which was implemented over the next two decades. In the early stages the concrete slab overlaying the back yard was bulldozed and replaced by a spacious stone patio and pergola with 12-foot pillars. A water fountain in Arts and Crafts style was installed in a small garden bordered by monkey grass and a crepe myrtle. Bamboo planters and a wood screen were placed to partially conceal a new garden shed; and brick and stone walkways formed

pathways from the back gate to the kitchen door and the herb garden. The privacy wood fence encircling most of the property was part of the hardscape plan, along with four short stone pillars along the east side to mark property boundaries and support the front wooden gate. Dwarf yaupon bushes were planted in front of the house to create a natural fence; and beds were laid out and planted around the exterior to frame the house and match its proportions. In subsequent stages vines and other plants were added, and the cyclone fence on the south side was replaced by a shorter, neighbor-friendly version of the privacy fence.

Inside the house, architect Ben Heimsath and builder Steve Franke helped the owners rebuild the kitchen in its original location at

the rear of the house. The cherry woodwork reflects the early twentieth-century aesthetic of the other rooms.



In particular, the kitchen entryway repeats the wood screenwork design that Charles Page created for the library doorway. The galley kitchen space was converted into a bathroom and pantry; and the hallway space occupied by a water heater became a small laundry room. A few years later the owners hired Tom Person of Timeless Builders to convert the garage into a living space, with a full bath and wood flooring for workouts. The loft houses a stereo system along with the owners' 800-LP record collection. The far wall features artwork by William Wahlgren, a local artist.

Despite all its changes, the house appears remarkably similar to the way it looked in 1917, when the first known photo was taken.

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## Along the Route

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

**F**ire Station #9. Just behind the Hodnette-McKesson House, at the north-east corner of the intersection of 43rd and Speedway, 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. On the front of the station is a plaque honoring Dorothy Richter, sponsored by her grateful neighbors. During the past two years, the fire station has been enlarged and renovated to modernize it and to include facilities for female fire fighters. It reopened earlier this year.



### Returning to the Route...

**S**hipe Park. Between 44th and 45th Streets and Avenues F and G is Hyde Park's historic park, Shipe Park, dedicated in 1928 and 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 Department of Architecture at UT, designed the shelter house.

In 1930, construction started on the wading pool, a handball court, and the shelter house, known to residents as the log cabin. Its rustic look defined the appearance of parks in Austin and across the na-

tion 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 chlorinated 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 recently underwent yet another upgrade. Austin City Council voted \$3,100,000 to reconstruct Shipe Pool. A \$50,000 grant from the Austin Park Foundation went toward renovation of the log cabin. Additional improvements were funded by donations, included a donation from the Hyde Park Neighborhood Association resulting from its 2018 Historic Hyde Park Homes Tour. As a result, Shipe Park today has a new pool and a restored log cabin.

# El Naranjal

## 2006

207 East 44st Street



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

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

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

It was a dilemma to juggle teaching commitments and jobs too challenging to turn down while working on the house. The restoration of the Willis-Moody Mansion in Galveston, from 1985 to 1987, was one such project: The architectural staff included two Naranjal “graduates.” Frank Pelosi, master mason on the Moody job, volunteered to build the El Naranjal fireplace following the precepts of Count Rumsford. With this exception, students handled all construction tasks other than plumbing and electrical work. The epoch of student involvement ended when Gene George accepted an endowed professorship at UT San Antonio, where he taught from 1997 to 2003.

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

In September, 2009, the property was purchased by Dan and Laurie Berson, who loved the home for its inspirational design and



remarkable craftsmanship. The fact that the structure was not fully complete appealed to them: they could envision the evolution of the space to fit their family of three. They collaborated with talented professionals to accomplish that evolution: in 2010, they completed the fence with stucco, added the awning called for in the original design, and worked on the roof; in 2014 and '15, they worked with WoodEye Construction to add a



master bedroom and bath addition, connect the two previously separate buildings, and add a pool, driveway, and gate; in 2017, they collaborated with Greed Guild and Ben May to convert the awning space into indoor living with an expansion of the kitchen; in 2019 they worked on landscaping and hardscaping; in 2021, Grant Mootz, UT architecture student, became their consul-

tant to add a pergola and work on the side yard; and, finally, in 2022, the roof was replaced. Throughout the process, Naranjal has been, and continues to be, a labor of love, and even after 13 years of work, completion of the structure continues to feel elusive!

Daily for the past 35+ years, the curious have asked “What is it about this place that touches the spirit?” The answer is that it is all about harmonic proportional systems — the relationship of parts to the whole. The design of El Naranjal is based on a linear concept: a rectangular overall shape that can be sub-divided into a system of interrelated geometric shapes, in this case both horizontally and vertically located on a 10-foot grid. The kitchen is a 10’ x 10’ x 10’ cube with a cast-in-place reinforced concrete arch and dome that relate to the 10-foot grid.

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

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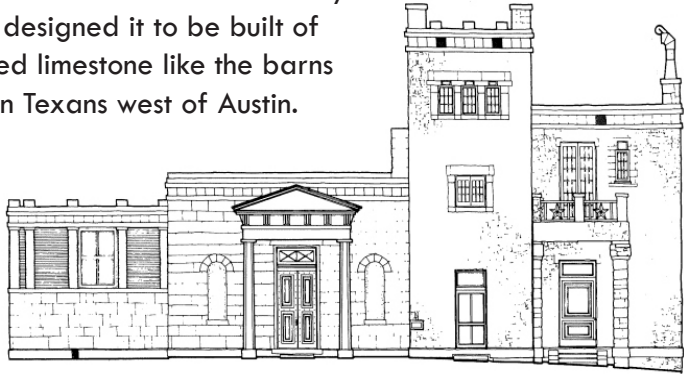
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## Along the Route

**E**lisabet Ney Museum. 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 with 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.

# Edgar von Boeckmann House 1910

4401 Avenue H



**T**he Edgar Von Boeckmann house is an exceptional residence, even for Hyde Park. The 1910 structure was designed by Leo M. J. Diehlman of San Antonio and shows strong Colonial Revival and Classical Revival influences. Victorian and Prairie style influences are also evident, especially in the interior plan and detailing. A major renovation and restoration was completed in 2005.

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

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

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

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



**EDGAR AND CLEMENTINE VON BOECKMANN  
AND THEIR THREE CHILDREN**

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





Upon purchase of the property, Judge Robert Pitman and Mr. David Smith began a major restoration and renovation with Austin architect Jay Farrell. Their efforts were recognized with a preservation award from the Heritage Society of Austin in 2005. Current owners Pete Kennedy and Maria-Elena Cigarroa purchased the house in 2006 and continued working with architect Jay Farrell to convert the attic into bedrooms and living quarters for their children. Due to these restoration and renovation efforts, the house is now ready to begin its second hundred years – restored to a condition that would be recognizable to Edgar and Clementine von Boeckmann.

### **Karen McGraw Architect PLLC**

4315 Avenue C, Hyde Park

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*With Special Thanks to Chad Crow, Matt Hinsley of Austin Classical  
Guitar, and Betsy Clubine*

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512.633.4650  
[sam.archer@compass.com](mailto:sam.archer@compass.com)

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**( 5 1 2 ) 2 1 7 - 1 0 4 7**

[suzanne.pringle@sothebysrealty.com](mailto:suzanne.pringle@sothebysrealty.com)

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