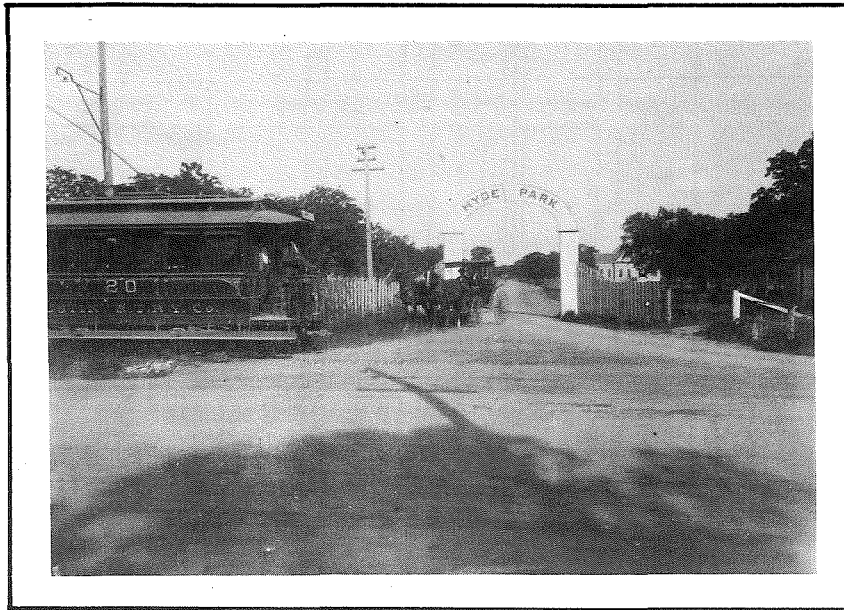
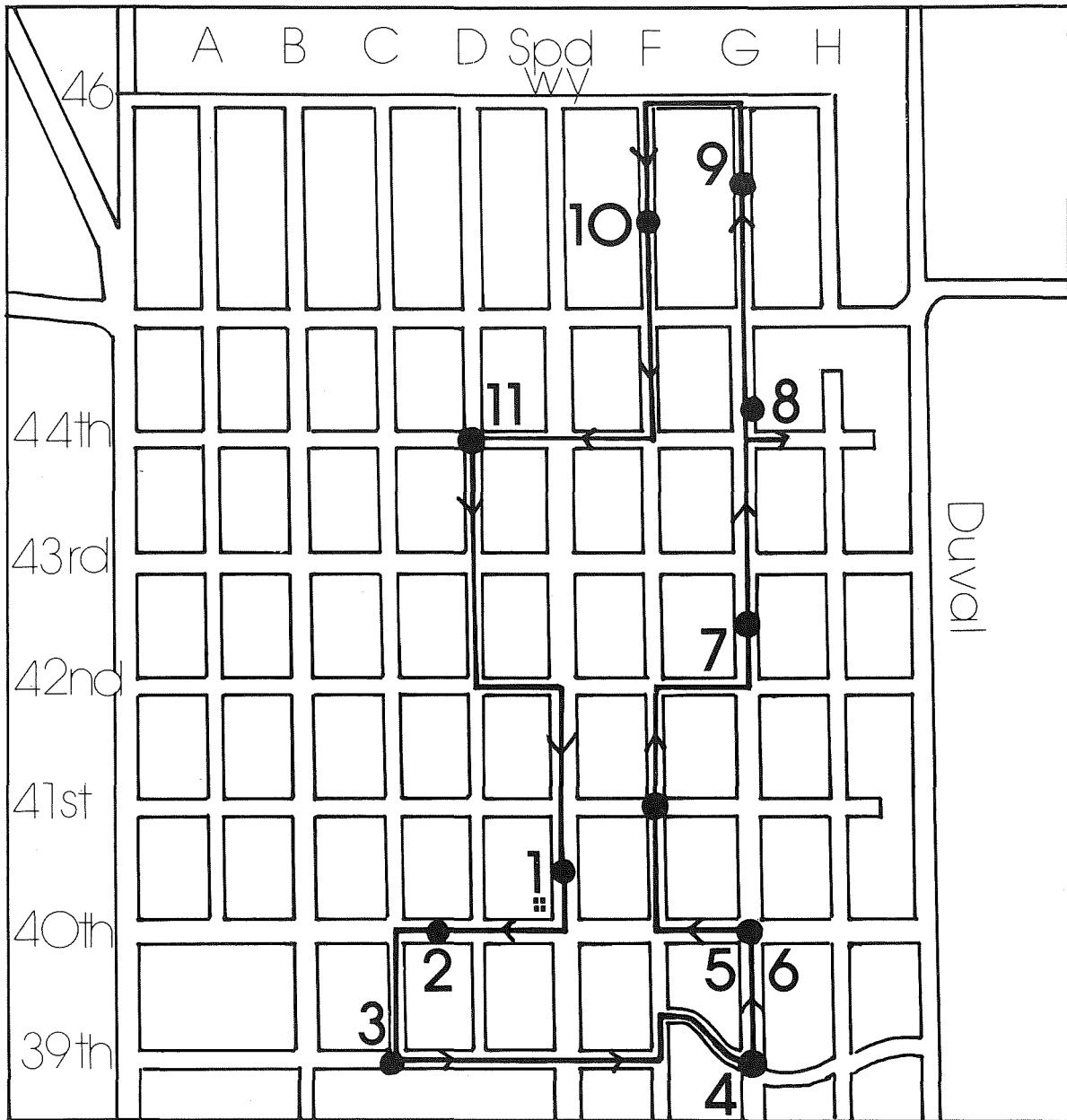


HYDE PARK



HOMES TOUR

1984



- | | | |
|-----------------------------------|-----------------|------------|
| 1. Robert T. Badger House | 4006 Speedway | 1906 |
| 2. Marcuse House | 3913 Avenue C | circa 1894 |
| 3. Oliphant House | 3900 Avenue C | circa 1894 |
| 4. Shipe House | 3816 Avenue G | 1892 |
| 5. Covert House | 3912 Avenue G | 1898 |
| 6. Page-Gilbert House | 3913 Avenue G | 1893 |
| 7. Sanders House | 4208 Avenue G | 1983 |
| 8. Elisabet Ney Museum, "Formosa" | 304 E. 44th St. | 1892 |
| 9. King House | 4522 Avenue G | 1894-1900 |
| 10. Wells-La Rue House | 4524 Avenue F | 1850 |
| 11. Woodburn House | 4401 Avenue D | 1909 |

● Armadillo Bus Stops

⊞ Tour Parking

Dear Visitors,

On behalf of the Hyde Park Neighborhood Association, I would like to welcome you to the 1984 Hyde Park Homes Tour. This year's tour, our eighth annual, is particularly significant in that it marks the tenth anniversary of the founding of the Hyde Park Neighborhood Association.

Had you walked the streets of our neighborhood ten years ago, you would have found Hyde Park to be quite a different place. A number of the distinctive older homes in the area were being demolished or removed to make way for nondescript apartments, parking lots, or various institutional uses. Many of the houses that did remain were no longer owner-occupied, and as rental properties had fallen into a sad state of neglect and disrepair. With the founding of the HPNA, however, this unfortunate era of indifference and deterioration began to reverse itself. Slowly but steadily, once-dilapidated houses were purchased and restored; rental properties became once again owner-occupied; and a new sense of pride and hopefulness began to make itself felt. From historic landmarks to modest bungalows, the architecture of Hyde Park came to be appreciated as an invaluable link between the area's past and its future. For the past decade the HPNA has been in the forefront of efforts to strengthen this link between past and future, and to preserve the historic character of our neighborhood.

Since its modest beginnings eight years ago, the Homes Tour has become perhaps the single most important date on the HPNA's calendar, a time in which the dramatic renewal of Hyde Park is both celebrated and fostered. Proceeds from past tours have been used to support such neighborhood improvement projects as the renovation of the Elisabet Ney Museum, construction of the new playscape in Shipe Park, and the Neighborhood Watch program. Most recently, funds generated by the tour made possible the formulation of Hyde Park Compatibility Guidelines by the local architectural firm of Black, Atkinson, and Vernoooy. In the face of ever-increasing development pressures, these guidelines* should prove to be a useful tool in helping to ensure that any new development in Hyde Park is compatible with the special character of the neighborhood.

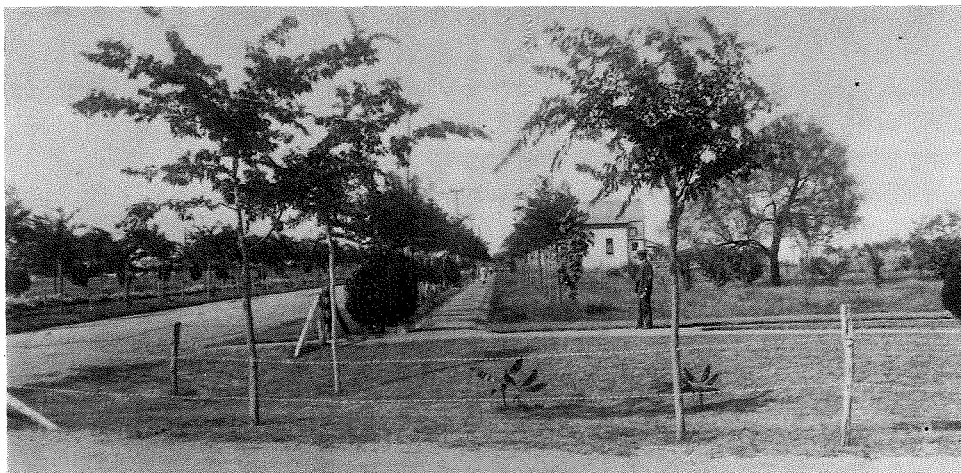
As you travel along the Avenues today, we hope that you will gain a sense of that special character. We hope that you will come to share the HPNA's sense of responsibility for preserving the unique heritage of Hyde Park. And finally, we hope that you will enjoy yourself on this year's tour, and rejoin us for many years to come.

Cordially,

Ruth Reeder

Ruth Reeder
President, HPNA

*Copies of the Compatibility Guidelines will be available for purchase at the tour ticket table.

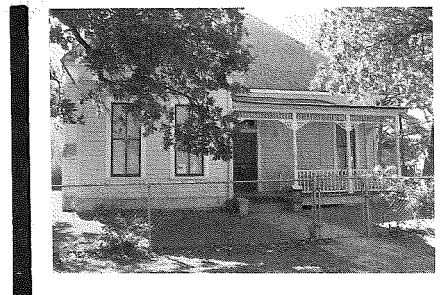
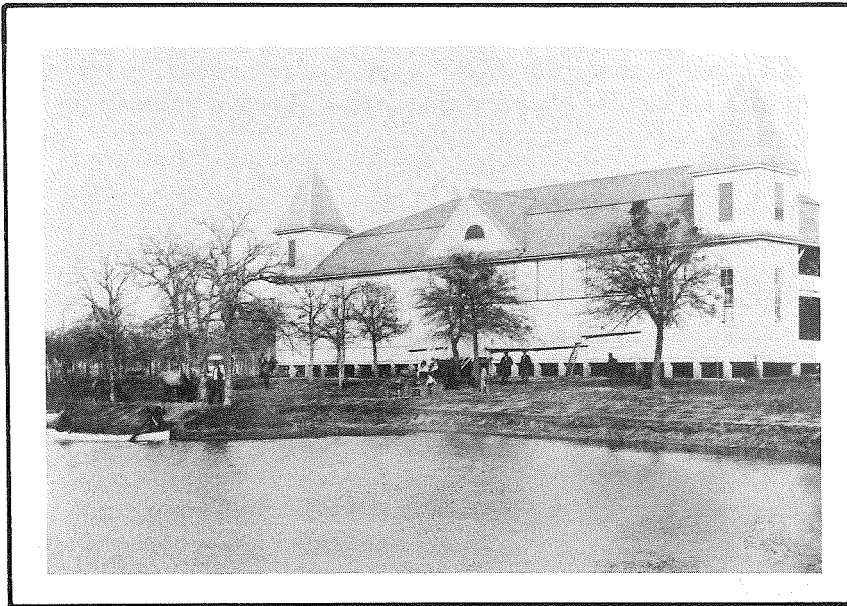


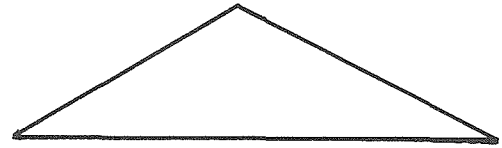
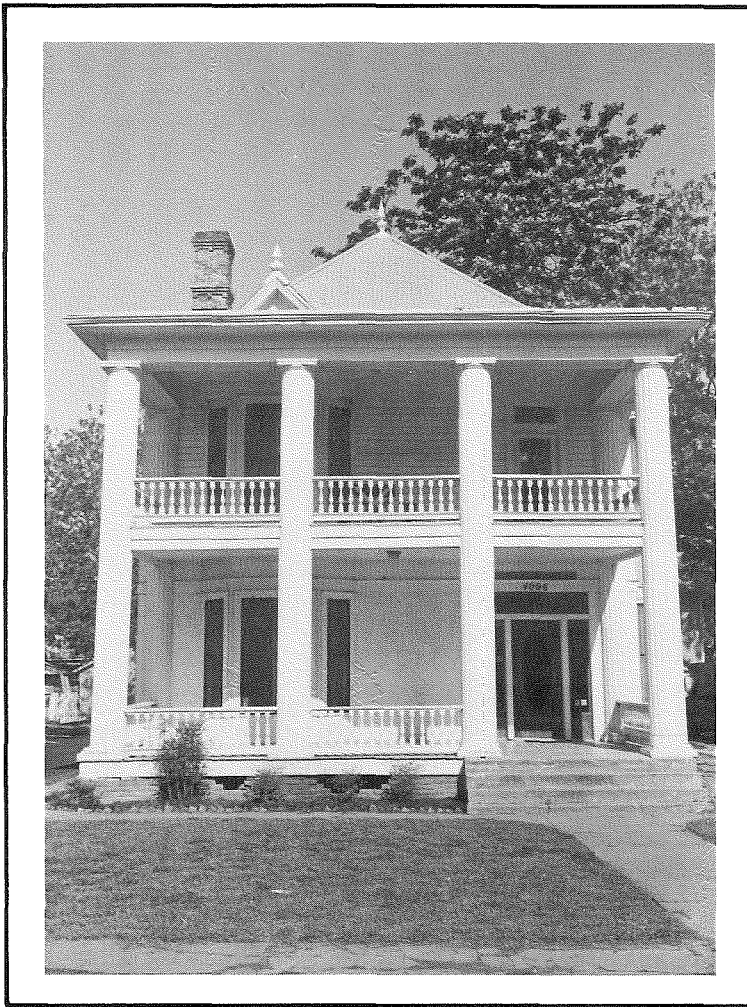
Austin's First Suburb

Hyde Park. The name itself evokes class, grace, a genteel way of life. When Colonel Monroe Shipe developed this area back in 1891, it is likely he wanted to emulate those qualities that made the London district by the same name so fashionable. Shipe, whose own home at 3816 Avenue G is one of the jewels on the 1984 Tour, developed the parcel he named Hyde Park as a complete suburban unit—sufficient unto itself. Since the city proper was more than a mile away, Shipe installed a street car system that followed a route north from downtown along Guadalupe Street, looped through Hyde Park and back into town. He even went so far as to extend the central artery of the city, Congress Avenue, all the way out to Hyde Park; this became known as "The Speedway."

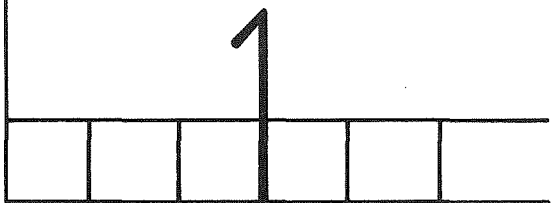
Shipe launched what must have been the most aggressive marketing campaign of the time to sell lots in Hyde Park. The ads trumpet that "Hyde Park is the most beautiful and healthful spot in Austin;" "Nearly every house in Hyde Park is a bower of roses;" and "No city west of Boston can boast of finer drives than are now in Hyde Park addition. It is *the* fashionable drive and bicycle course." As pragmatic as he was breathless, Shipe advertised that the price of a lot (\$60 to \$100) could be paid at the rate of "5 cents per day, or \$1.50 per month, only the cost of a glass of beer each day. Two lots would cost less than one glass of whiskey each day. There are many men who would squander as much each day." In keeping with advertising traditions, Shipe was not adverse to stretching the truth: one ad proclaims that Hyde Park is completely "free of dust and mud."

Before Colonel Shipe came on the scene, Hyde Park was the site of the State Agricultural Fair, which included livestock shows, manufacturing innovations, and horse racing. The fair grandstand was located at the corner of 39th and Guadalupe, and the racetrack followed the curve of 39th Street between Avenue F and Avenue G. The Fair continued from 1875 until 1884; its demise was brought about by the opening of the State Fair in Dallas.





Robert T. Badger House
1906
4006 Speedway



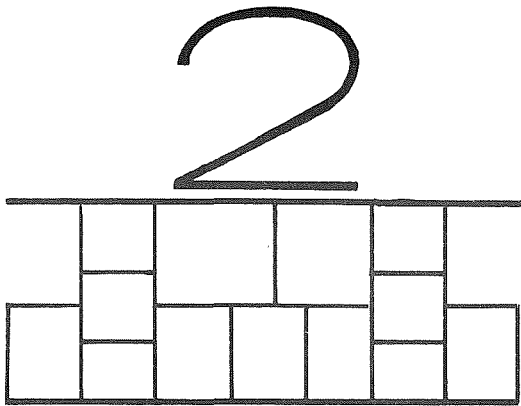
The Badger House is an amalgam of styles: the massive fluted columns evoke the Greek Revival but for the deeply pitched roof, gables, and expansive bay windows in front and on the sides. In 1909 it was purchased by Robert T. Badger, son of Brandt Badger of Marble Falls. Mr. Badger, his wife Birdie Haygood Badger, and their five children lived here until 1921. Mr. Badger, his brother Walter, and their father operated B. Badger and Sons on Congress Avenue, wholesaling mountain cedar.

In addition to the house, the Badgers owned two lots to the north, which provided space for a tennis court and Mrs. Badger's flower garden. The property also included a barn, which was located to the west of the house across the alley.

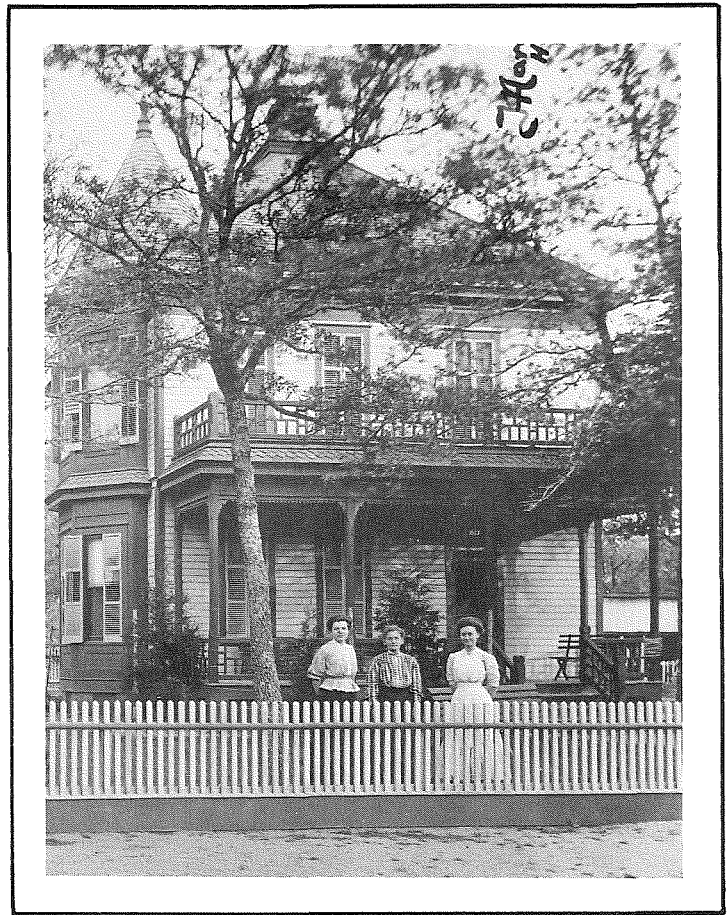
In 1922 Horace G. Camp bought the house and resided there until 1937, when he sold the property to C. L. Kuykendall. It was then held for some time by Hyde Park Methodist Church. Extend-A-Care, a nonprofit organization which provides after-school care for children, purchased it in 1979 and converted it into administrative offices.

In December of 1983, the house was transformed into a movie set for "The Songwriter," starring Willie Nelson. Of all the old houses in Austin, this one was most like Willie's original recording studio in Nashville. Extend-A-Care offices crowded upstairs for a week, while downstairs rooms were redecorated Nashville-style, and filming took place amid curious neighbors crowding around and kibitzing.

At the corner of 40th and Ave. C is the Lowry house. This charming Victorian cottage was built in 1903 for Mary Lowry who served as the principal of the Hyde Park School from 1894 until 1910. The house was purchased and restored in 1979. Miss Lowry's nephew, Nelson Lowry, grew up in this house, married Alvina Marcuse and eventually moved into the house across the street, the Marcuse House.



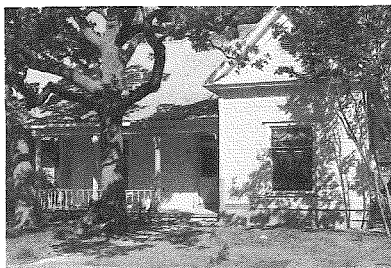
Marcuse House
 Circa 1894
 3913 Avenue C



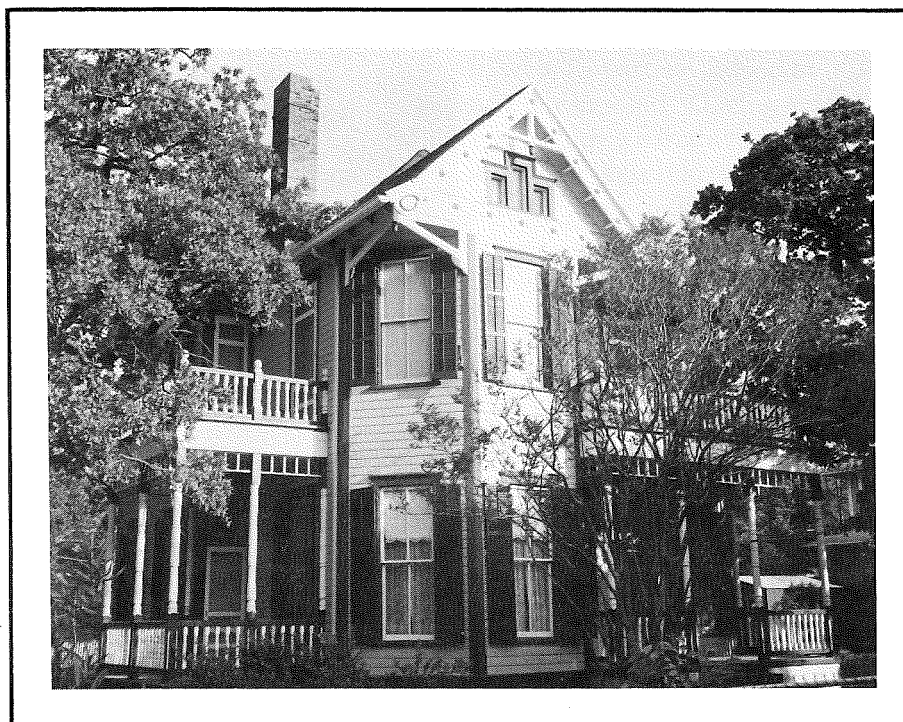
This house exhibits elements of both Queen Anne Victorian and the Stick Style. The sculpted metal roof, turret, stained glass windows, and variety of colors are classic Queen Anne elements. The Stick Style is reflected in the multiple porches, which give the structure an irregular silhouette. Also the high steep roof and deeply pitched gables are typical of Stick architecture.

The house stands on the original site of the repair barn for the MK & T railroad — the name given Shipe's electric street car line from downtown Austin into Hyde Park. Just to the west was the location of the huge recreational ground and lakes. The tract was purchased by George Smith in 1894 and construction was begun on the home. Louis Marcuse bought the home in 1905. He operated a mercantile establishment at 25th and Guadalupe. A public spirited man, he was highly regarded in the community. His heirs lived in the home until 1968 when it became rental property.

George and Martha Boutwell bought the house when it had been condemned by the city in 1976, and have worked diligently to restore the home. They recently added the sculpted metal roof, and, inspired by old photographs, have reconstructed the porches, balustrades, and fencing. This home is zoned Historic and received an Historic Preservation Award from the Heritage Society of Austin in 1983.



One block away, across from the Marcuse House, you will notice another Victorian house, currently being refurbished. Of special interest is the "carriage house" addition to the rear of the house. It is a fine example of a new structure designed to be functional (in this case a small apartment) and yet enhancing and preserving neighborhood patterns.



3

Oliphant House
Circa 1894
3900 Avenue C

This charming house also features elements of both Queen Anne and Stick Style. The playful use of color, spindled porches and scrolled design around the gables are all classic Queen Anne details. The diagonal supports under the gables, the irregular silhouette accented by multiple porches, as well as horizontal boarding display the Stick Style. The steep roof and gables emphasize too the tall proportions characteristic of that style.

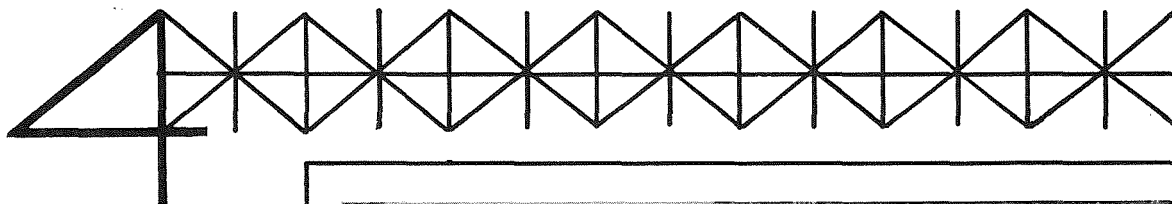
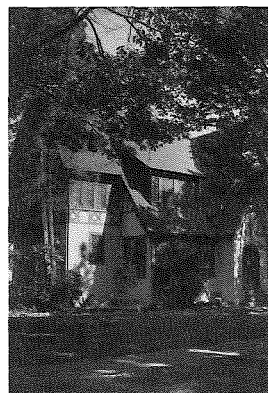
At the turn of the century, James Oliphant was a well known photographer in Austin. He was the grandson of Lord Oliphant of Scotland, and was fifteen years old when he enlisted in the Confederate Army. He served for four years, part of which time he was a Union prisoner. After the war, he energetically worked to aid Confederate soldiers and their survivors. He, his wife Alice, and their four children purchased this property in 1894 and contracted with E.A. Elingson to have the house built for \$1875. Because deed restrictions required each house to cost at least \$2000, additional cabinetry was necessary to bring the price up to \$2000. The contract specified that "[g]ood masonry and the hardest quality . . . and carpentry work using the best of quality timber free from injurious defects" was to be used.

Ten years later, he and his family moved back to central Austin so he could be closer to his work at the tax assessor's office. His daughter Jane Elizabeth became the first wife of the historian, Dr. Walter Prescott Webb.

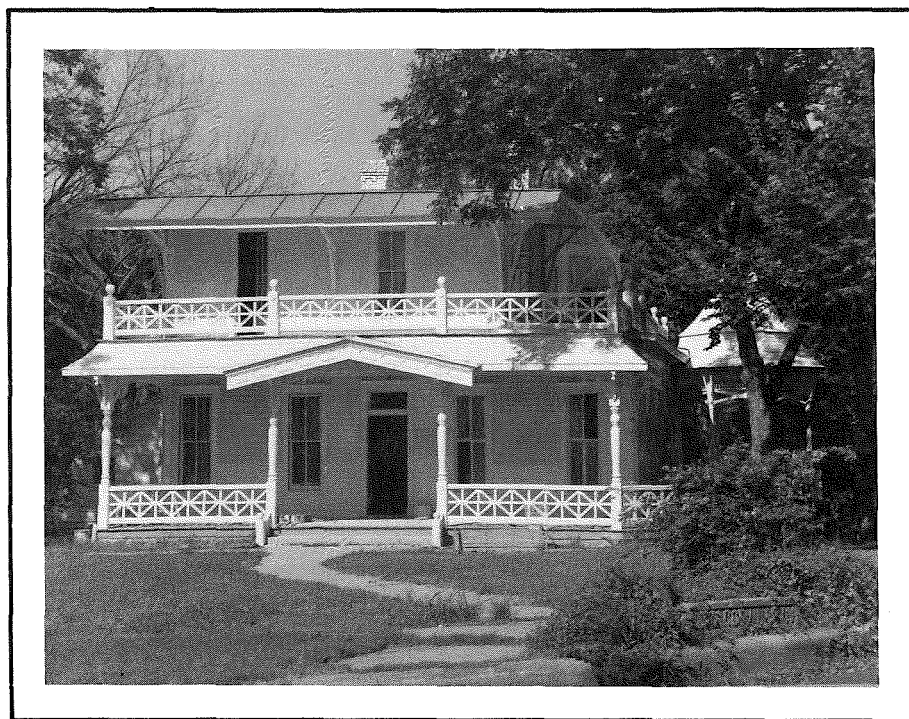
In 1974, neighborhood efforts and the Heritage Society of Austin helped to find a buyer for the home, thereby saving it from demolition. Keith Marshall did much of the renovation work on the house. Don and Avis Davis bought the house in 1977. It is zoned Historic and received an Historic Preservation Award in 1978.

After leaving the graceful Oliphant House, you will face several structures that have been built without regard to the neighborhood context and with no concern for compatibility. Where houses with porches "greet the street," the Su Casa apartments turn a blank wall to the street denying any sense of communication with its neighbors. And the parking garage which looms between 39th and 40th Streets on Speedway, despite dense landscaping, defies any relationship with the residential character of the neighboring blocks.

The Mansbendel House stands at 39th and Ave. F. It was built in 1912 for Clotilde Shipe, the daughter of Monroe Shipe. Clotilde married Peter Mansbendel, the renowned Swiss woodcarver whose carvings grace many fashionable homes throughout the State, including this fine Hyde Park residence. It is zoned historic and is an official City of Austin landmark.



Shipe House
1892
3816 Avenue G



The Shipe House displays influences of several architectural styles: the furniture leg posts on the porch, the fishscale shingles on the upper story, and the playful use of color are elements of Eastlake style; the diagonal supports under the roof overhangs and along the porch bannister reflect the angular lines of Stick architecture; the shape and ornamenture of the gazebo, surely one of Austin's most charming structures, are Eastlake-influenced.

The house went through several metamorphoses before it was completed. The first stage sees the house without porches, without two of its three fireplaces, and with the entrance through the gazebo in what is now the back door. Gradually the front porch was added with the front entrance, the wraparound open-air porch on the second level was added, as were the fireplaces and outside wooden blinds for the windows. All of these stages occurred before 1900, so that in eight years the house evolved into a beautiful and polished finished product. Note the narrow boards in the first story floor; they are oak one by fours laid on edge.

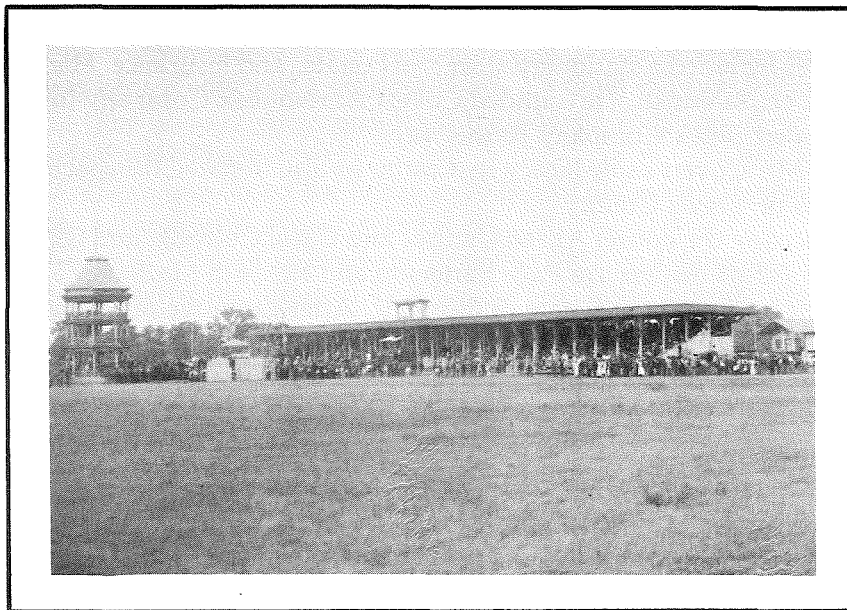
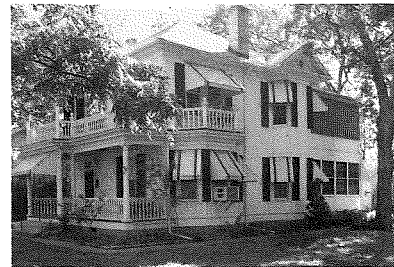
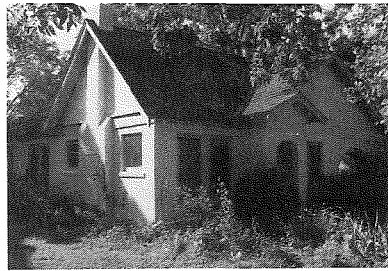
Colonel Monroe M. Shipe was, of course, the father of Hyde Park: he developed singlehandedly Austin's first suburb. (See section on Hyde Park's History). During the late 1890s and early 1900s the Shipe House was the social hub of Hyde Park. Shipe was making his mark in Austin's business and political scene and the economy was flourishing. There are recollections by people who lived during that era that the house was always filled with parties; indeed in many of the historic photographs there are people in the yard and grounds gaily dressed. During this time Peter Mansbendel, a renowned woodcarver from Switzerland, married Shipe's daughter Clotilde. Mansbendel lived in the house for about a year until he and his bride moved to their house on Avenue F. Mansbendel carved the doors at the San Jose Mission and the Governor's Palace in San Antonio. It is believed that he carved the front door of the Shipe House.

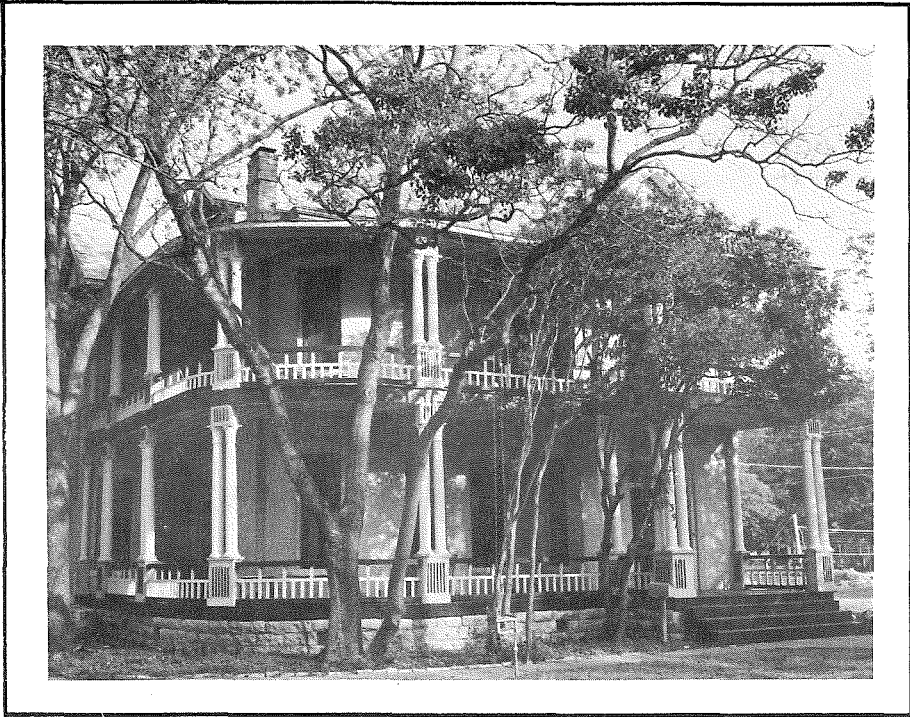
Since they purchased it in 1981, Randy Baird and Sheree Scarborough have done remarkable restoration work on the house, which had been in a bad state of disrepair. They have completed restoration of the exterior. The Shipe House is zoned historic.

Following the curve of 39th St. around what some say was a race track, you soon see a delightful gazebo at the rear of the Shipe House.

Directly across from the Shipe House is an example of cottage-style architecture of which there are several extant in Hyde Park. Usually of brick with arched entrances and gracefully sloping roofs, these homes are fine complements to their Victorian and bungalow neighbors. This house incorporates an especially lovely old-fashioned flower garden across the front.

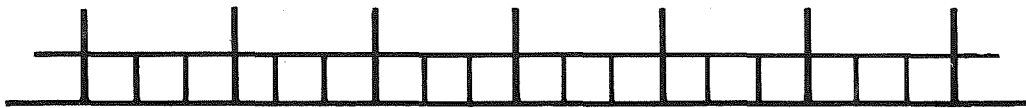
Proceeding along Ave. G at 3909 is the Heierman House, built by William Voss who also built the Lowry House, completed the year before, in 1902. Its stately proportions and wide porches retain a Victorian air with classical influences.





Covert House
1898
3912 Avenue G

5

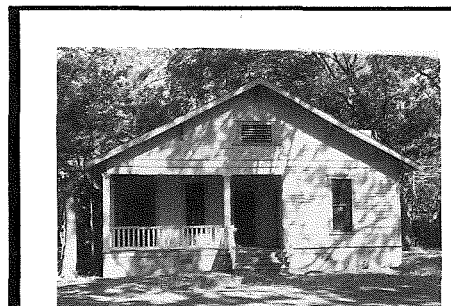


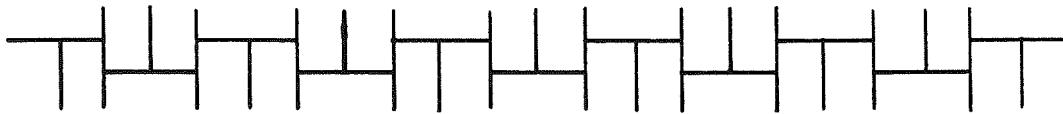
This stately mansion represents one of the more elegant examples of Victorian architecture, with its simple ornamentation and massive wrap-around porch. The stone work above the windows and supporting the porch, the stained glass portholes, and the leaded glass door give it an air of restrained dignity, especially compared to some of the more elaborately ornamented gingerbread homes, such as the Shipe House down the street at 3816 Avenue G. The house has an almost masculine appearance: sturdy, solid, and strong, with none of the frills that are often associated with Victorian architecture. The curvature of the porch juxtaposed against the straight vertical lines adds to its grandeur. The original carriage house no longer stands, but a more recent, smaller structure, originally built in the 1940s as a garage and overhead apartment has been remodeled by the owners to form two separate one-bedroom apartments.

Frank Covert, an Iowan whose family moved to Austin in 1873, was a highly successful Austin entrepreneur. His business ventures included a stationery store, real estate, and insurance. His name was made ultimately, however, as a car salesman. He founded Covert Automobile Company in 1914, and his descendants operate the Covert Buick Company to this day.

This magnificent home is not Mr. Covert's sole legacy to Austin; he also donated the spectacular Mt. Bonnell overlook to the citizens of Travis County.

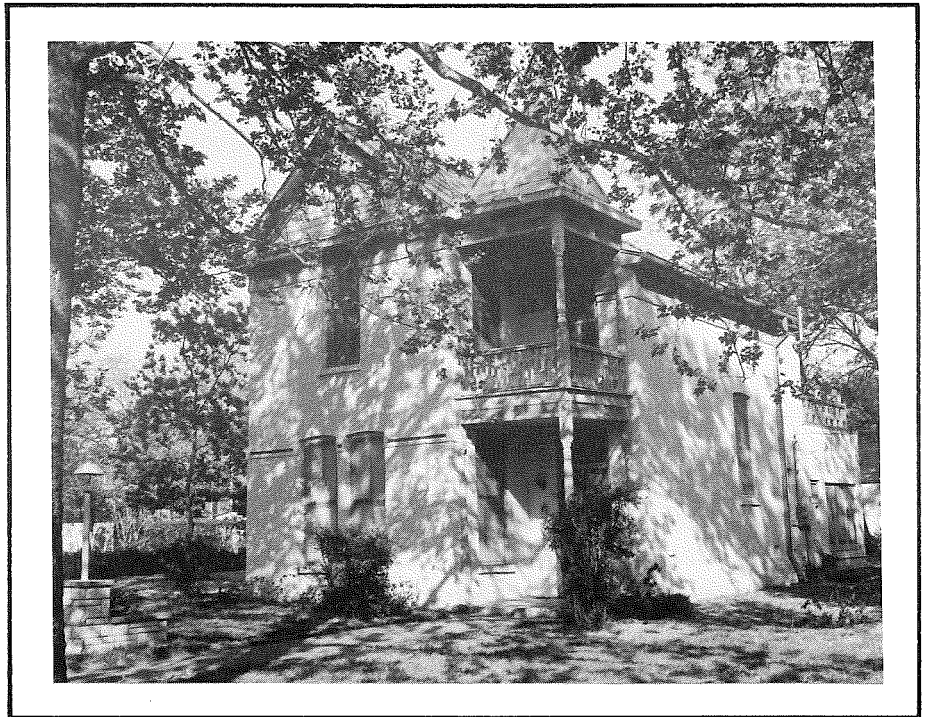
Two families now own and occupy the house: Alfred Ostroot and Carol Colenda, and Donald Marburg and Nell Teas. Two non-resident owners are Page Patterson and Kenneth Marburg. The present owners purchased the Covert Home in 1979 in a state of disrepair. After extensive restoration, it now proudly claims historic zoning.





6

**Page-Gilbert
House**
1893
3913 Avenue G



This lovely house exhibits the classic prim, pretty lines of the Victorian style. The turret, with its metal roof and charming rabbit weather vane, is a reference to the Queen Anne style. The fishscale shingles on the gable and spindlework on the porches, however, are elements of the more whimsical Eastlake mode of Victorian architecture.

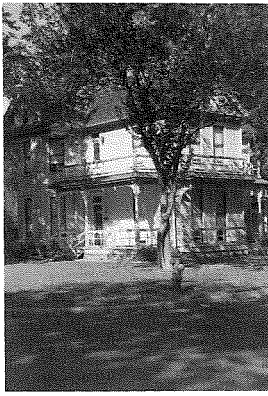
The house was designed in 1893 by Christopher Page, a Briton who came to Austin in the late 1880s to be the chief stone mason on the State Capitol. His son, Charles Page, was an Austin architect for 65 years; the old American-Statesman building, Travis County Courthouse, Austin National Bank Building, the Texas School for the Deaf, and the U.S. Courthouse at 8th and Colorado were his major works in Austin. Wade Hampton Border and his wife, Clara Ebling Border, lived in the house from 1904 until 1933. At that time, there was a two-story porch at the rear and gingerbread on the front porch.

The Borders kept a cow and a chicken coop, allowing the two Border daughters to cart milk and eggs on what they undoubtedly considered the adventurous trek down to the studio of the Grande Dame of Hyde Park—Elisabet Ney.

The John Gilberts purchased the house in 1933 and did extensive remodeling, including removal of the fireplaces that occupied almost every room.

Gary and Wanda Penn purchased the house in 1977 and painstakingly restored the exterior, and have almost completed the interior. This house, too, bears historic zoning.

Sandwiched between the Hyde Park Baptist Church gymnasium and another "playground" is the Tannehill House at 4004 Ave. F. Just recently restored, its classical features signal a welcome return to 'good health'.



The intersection of Avenue F and 41st street marks a vantage point like none other in Hyde Park. On the southwest corner, the historic Sauter-Alley house stands sentinel, the first of three grand homes built by W.G. Eyers, all situated in a row. All three of these Victorian beauties have been faithfully restored and offer examples of distinctiveness which are sources of great pride to the neighborhood.

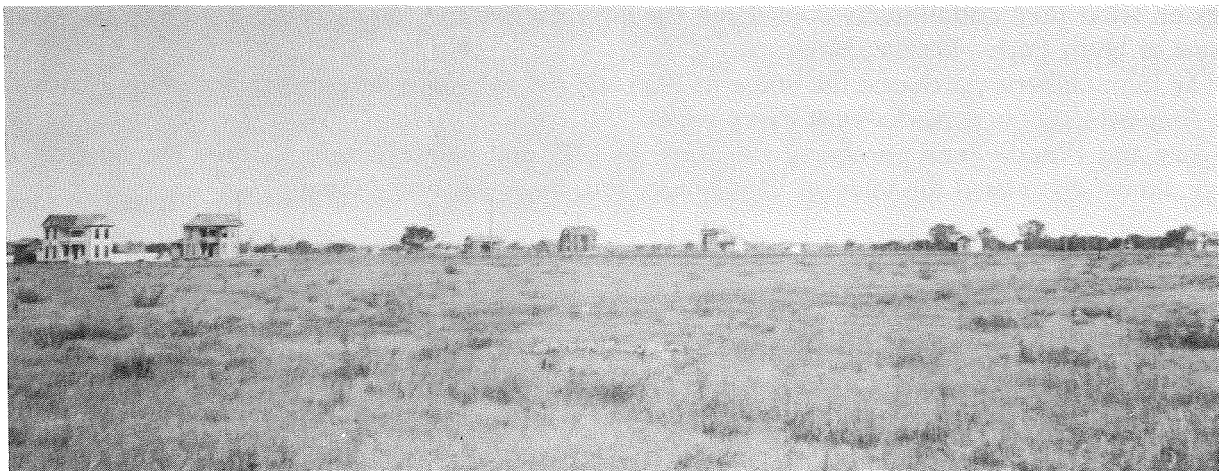
Built in 1897, the Sauter-Alley house is the largest of the three and was the most costly. It was restored in 1978. Next up the block at 4100 Ave. F, the Holland-Klipple house, constructed in 1893, has been in the same family since 1923. In 1982, a granddaughter of that family and her husband restored the house to its former grandeur. And at 4104 Avenue F, the Weisiger-White house stands as one of the earliest houses in Shipe's "new suburb." Built in 1892 and restored beginning in 1975, this house is known for its diagonally oriented doorway and carpenter gothic details.

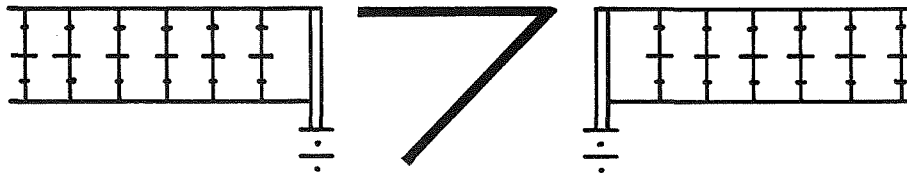
The importance of this block of surviving homes, which is designated historic, cannot be overlooked. They are symbols of neighborhood integrity and the value of restoration.

The Murray-Chote House at 4106 Ave. F has undergone much remodeling since 1976, when it was purchased by Grant and Margot Thomas. This fine bungalow boasts a French wrought iron fence to compliment its handsome exterior.

At the corner of Ave. F and 42nd St. stands the Bell-Smith House (4200 Ave. F). Built in 1895, its Queen Anne Victorian facade is accentuated by a lovely wire fence. It was renovated in 1966 and has been featured previously on the Homes Tour.

Turning right on 42nd St., you come upon another bungalow on the northwest corner of Ave. G and 42nd St. which has recently been restored and remodelled. An interesting feature of its new look is the attractive, well-designed deck and arbor attached to the rear of the house.





Sanders House

1983 4208 Avenue G

The Sanders Home is the Tour example of how an unmistakably contemporary house can harmonize with the style of an older neighborhood. Judy Sanders, the owner-builder, is one of Hyde Park's most active designers. She is known for her distinctive renovation of older homes and her creativity in new homes.*

This house demonstrates elements of Ms. Sanders's three favorite architectural styles: Victorian, Early Texas, and Santa Fe.

The gables, vertical board siding, and bay window display the predominantly angular lines of Victorian architecture. Massive windows and transoms, elegant four-inch moldings (milled and stained to appear old; only the molding bulls-eyes are antique), and especially the cathedral ceilings, reflect Victorian grandeur. The Victorians were equally bold with ornamentation, and so we see fishscale shingles on the gable, intricate gingerbread, and carved spindles along the cornice line. The down-scaled porch harkens back to days before the backyard deck reigned, and porch-sitting was a national pastime.

The all-cedar guest bath and weathered boards dividing the kitchen and dining room exhibit the Early Texas style. The ornate Victorian elements are balanced by simple pioneer effects, such as the raw dining room table, antique quilts, and braided rag rugs.

Arbitrating between the two is the cool austerity of Santa Fe: painted concrete floors evoke the packed earth of adobes; sunset wall colors allude to the Painted Desert; sculpted white carpet recalls Indian hand-woven blankets; even the raw cedar fence and breezeway are quintessentially Southwestern touches.

Given the potential for discord in such an eclectic look, the house has a remarkably soothing and tranquil feel to it.

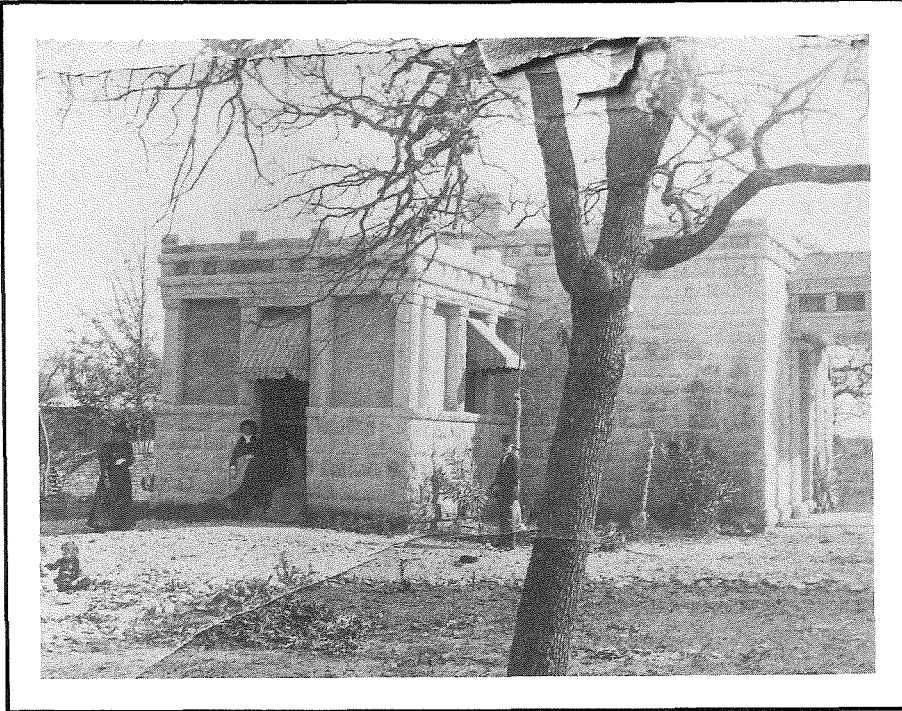
*Around the corner, at 205 West 43rd Street, is a neo-Victorian built by Ms. Sanders.

8

Elisabet Ney Museum, "Formosa"

1892

304 E. 44 St.



This castle-like building of central Texas cut-limestone is one of only four sculptor's studios in the United States to survive intact from the 19th Century. It was built in 1892 and expanded in 1902 by the renowned sculptress, Elisabet Ney, as her studio and residence.

Born in 1834 in Munster, Germany, Ney had already established her reputation as an artist in the courts of Europe before she married the Scottish botanist and philosopher, Dr. Edmond Montgomery. Among her notable works in this early era were studies of Jacob Grimm, Garibaldi, Bismarck, and King Ludwig of Bavaria. Dr. Montgomery and Miss Ney emigrated to America in 1871, and eventually settled at "Liendo," a plantation near Hempstead, Texas.

At the encouragement of Governor Oran M. Roberts, Miss Ney first visited Austin in the early 1880s with intentions of sculpting statues for the new state capitol. Upon receiving a commission to produce statues of Sam Houston and Stephen F. Austin for the 1893 Chicago World's Fair, Ney moved to Austin and built "Formosa." Here Miss Ney's career began afresh.

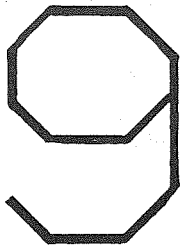
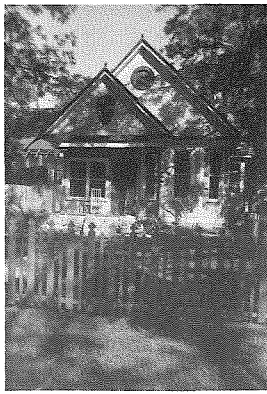
She made a name for herself also because of her unorthodox lifestyle. Her use of her maiden name caused rumors as to the exact nature of her relationship with Dr. Montgomery, who spent most of his time at "Liendo." Her flowing Greek-style robes, which she wore into town, and her short working tunic, which failed to cover her trousers, provoked comment. She insisted, however, that her style of dress fitted her particular needs, and that all women should be as individualistic as she. She and Dr. Montgomery were advocates of a healthful diet and of sleeping in the open air. A hatch above the balcony made it possible for her to hoist her cot out onto the roof at night.

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. The following year, the studio was converted to a museum in her honor and was operated by the Texas Fine Arts Association until 1941. That year, the City of Austin took over its management. In 1980, the building underwent substantial structural and interior renovation, re-opening in the fall of 1982.

Crossing 45th St. and proceeding north on Ave. G, you enter Hyde Park Annex, subdivided in 1898 as another element of Monroe Shipe's successful real estate venture. This area, from 45th to 47th, Avenue A to Red River, also contains an interesting blend of architectural styles.

About mid-block on your left, the Hofer House at 4510 Ave. G provides an excellent example of creative adaptation. This structure, built in 1900, is one of the oldest homes in the Annex. First

renovated in 1978 by Michael Arth, who added the greenhouse, this home is now owned by Cal and Mary Margaret Salls.



King House
1894-1900
4522 Avenue G



This charming board-and-batten house, ostensibly a Victorian farm house, was originally a railroad line shack constructed for use as temporary quarters in 1894. By 1900, it had been moved to its current site, added to, and completed as a residence.

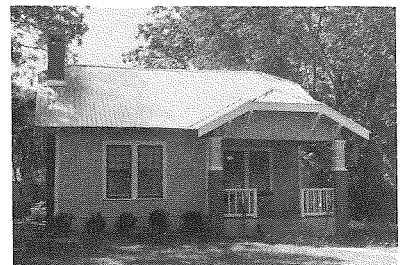
The renovation completed in 1983 preserved numerous authentic features, including the original pine flooring in the portion of the house built in 1900. The wood from the walls in the master bedroom was stripped away and now forms the wainscoting and cabinetry in the kitchen.

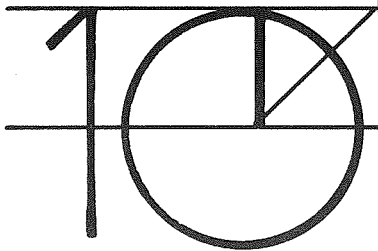
Tour visitors will note other features which add to the period feeling of the house, such as an arched doorway and a built-in bookcase on one wall, which is the kitchen china cabinet on the other side. An old stone wall on the property was dismantled and transformed into today's handsome fireplace.

The front porch trimmed with gingerbread is a new addition which adds to the Victorian look. It forms an effective backdrop for the picket fence and rock-lined flower beds which provide an inviting transition from street to front door.

The present owner, John King, purchased this house while it was being renovated. Stan Kozinsky supervised the renovation.

Visible from John King's front porch is a lovely bungalow on the corner of Ave. G and 46th St. Earlier in 1984, this house was moved forward on the lot and completely redone. It is an impressive "corner-stone" and a fine example for redoing the house which will be moved onto the lot left behind it.





**Wells-LaRue
House**
1850
4524 Avenue F



This board and batten cottage, built around 1850 as a town home for Waymon Wells, stood originally at 1105 San Jacinto. The structure is attributed to Abner Cook, well-known in Austin for building the Governor's Mansion and several other Greek Revival homes. This project is the Tour example of a restoration-in-progress.

The dog-run house, recognized in 1964 as a Recorded Historic Texas Landmark, features the low-pitched roof and pine flooring typical of the few pioneer cottages to survive in Austin.

Mr. Wells gave the cottage to his daughter Amanda LaRue to live in while her children attended Austin schools. Later, as a widow, Mrs. LaRue made it her permanent address.

During the 1930s, the cottage was sold; when it was threatened by demolition in the late 1940s, the Wells family came to the rescue and repurchased it. They moved it from the San Jacinto site to 912 West 26th Street.

To this day, it is in the loving hands of the Wells family. The great-granddaughter of Waymon Wells, Inge Whittaker, and her daughter Rosemary Proll of San Antonio, decided in 1983 to relocate the cottage and restore it. Mrs. Whittaker suggested Hyde Park as a fitting location, and a lot was finally found. Last fall, the building reached its new and final address at 4524 Avenue F. Greg Free, an M.S. in Historical Preservation, is supervising the restoration.

Up until just a few years ago, the handsome home you approach on your left, at 4513 Ave. F, was a veritable eyesore: today's single family residence was divided into three living units, with a dilapidated garage apartment behind. Painstakingly reconstructed and restored by Dexter and Jane Ayers in 1982, this property now proudly rejoins its neighbors as an attractive home.

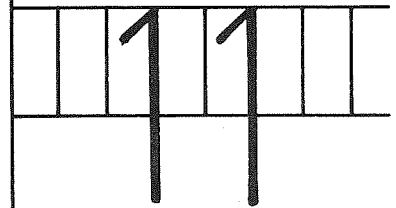
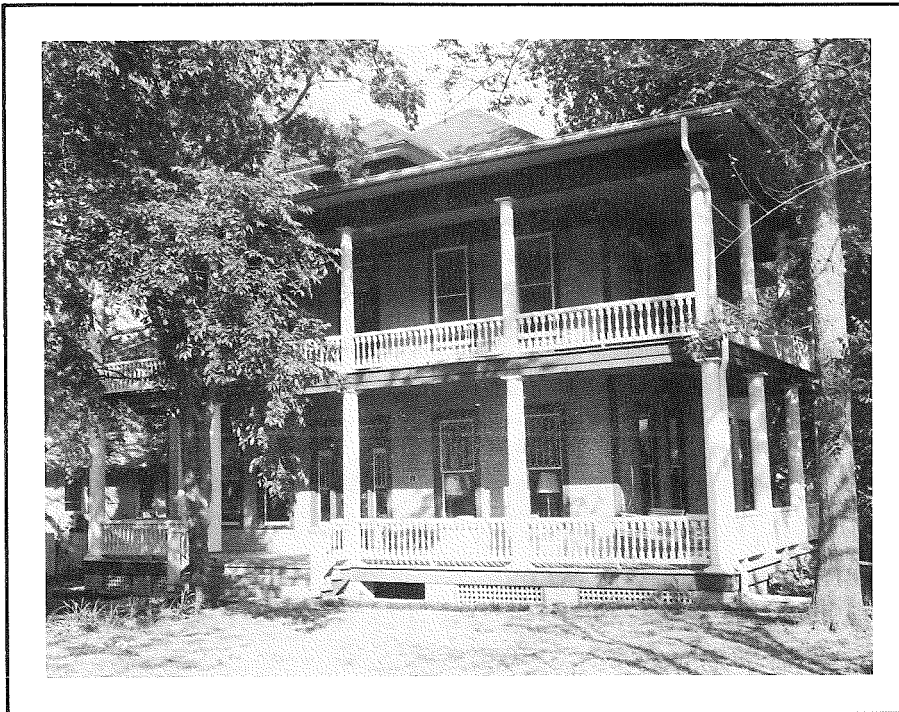
Across the street, nestled under towering oak and pecan trees the Neans-Frels House is yet another example of a residence saved from destruction by caring developers who saw its potential



even as it was about to be condemned in 1978. Its restoration was completed in 1979. The antique pickets on the front-yard fence evoke images of years gone by when this home was a modest farmhouse.

Neighborhood volleyball enthusiasts have a spot of Shipe Park all their own, which you can see on your left just as you cross Waller Creek on Ave. F. On the next corner, wrapped around the children's swimming pool, is a playground which was built as a national prototype with proceeds from a previous Homes Tour, donations from HPNA and residents of the area, and funds from the City of Austin. Its popularity is easily assessed by observing the many tiny forms scurrying in, out and over its many fun shapes.

The tour route, turning right on 43rd St., takes you past a particularly well-developed site at the corner of 43rd and Speedway. The layout of this multifamily complex, the retention of trees and the compatibility of materials and ornamentation with the flavor of old Hyde Park, make this "newcomer" a welcome addition on a street where mixed use is frequently intrusive rather than complementary.



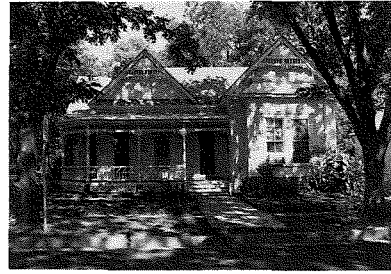
**Woodburn
House**
1909
4401 Avenue D

The Woodburn House is in the tradition of the grand plantation homes of the Old South. Its magnificent two-story porch alludes to Greek Revival styles, but the high pitched roof, gables and furniture spindles on the porch recall more ornamental Victorian architecture.

Bettie Hamilton Woodburn bought this home in 1920. She was the daughter of Jack Hamilton, provisional governor of Texas during its earliest struggles under "carpetbagger" rule. A personal friend of Lincoln, Governor Hamilton was a strong Union sympathizer and after secession he was forced to hide out at Hamilton's Pool and finally to leave Texas. He returned as Governor, appointed by Andrew Jackson. Bettie Woodburn is credited with writing and proofreading many speeches for her father, whose oratorical skills were highly praised.

In 1978 the Hyde Park Baptist Church purchased the property then located at 200 East 40th, where it had been granted historic zoning. This plan met with much opposition from Hyde Park residents. After year-long negotiations between the church and the Hyde Park Neighborhood Association, George Boutwell (owner of the Marcuse House on this year's tour) purchased the Woodburn House and had it moved to its present location. By that time many residents of Hyde Park had taken a proprietary interest in the Woodburn House, and it came to be a symbol of the neighborhood's commitment to restoration and revitalization. Although the move saved the structure, it also resulted in loss of the historic zoning designation. Boutwell painstakingly restored the exterior, rebuilding the porches which surround two sides and authentically reproducing a stained glass window which had been stolen during a period of vacancy.

In 1980 the Woodburn House was purchased by Larry and Terry Smith, who joined Boutwell in successful application to restore the historic designation. With the help of contractor Dale Hall, the Smiths added a garage designed by Larry with complementary architectural detail and began the continuing process of restoring the interior.



On your right as you continue south along Ave. D, you will see the first of two examples on this street of the Classical Revival style. This home, at 4310 Ave. D, along with another at 4206 Ave. D, expresses the symmetry and classical grace of this period. The "twin" cottages a few doors down, at 4304 and 4302 Ave. D are unique in their scale and charm.

At the southern corner of this block is the gracious Clark Emmert House, built in 1895. This home has undergone considerable restoration in the past few years, and is remarkable for its inviting galley porch and carpenter gothic details.

Across the street, at 4301 Ave. D, is one of the few examples of the Craftsman style in Hyde Park. This expansive structure, which has been vacant for a number of years, could be restored to its former imposing presence should the right buyer recognize its character and possibilities as a rambling urban home. (Other examples of the Craftsman style are located at 4103 Ave. C and 4110 Speedway.)

Development and the Future of Hyde Park

The Hyde Park Neighborhood Association (HPNA) recognizes that growth, in the form of both single and multi-family projects, is inevitable in an inner-city neighborhood. Formulation of our Compatibility Guidelines has inaugurated a long-overdue era of cooperation and exchange of ideas between the HPNA and those with development interests in Hyde Park. Andrew Vernooy and Robin Moats of Black, Atkinson & Vernooy architectural firm have devoted countless hours to developing these Guidelines. Ms. Moats has met several times with the Development Review Committee to discuss how we can use the guidelines in our negotiations with developers.

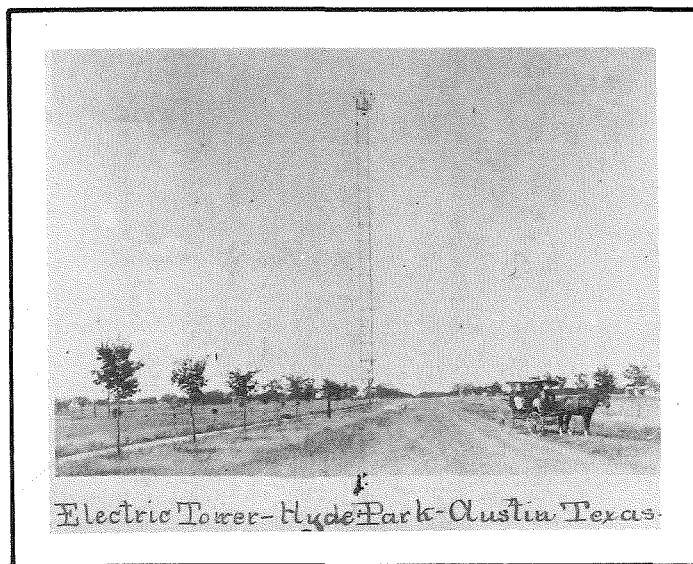
The Development Review Committee meets weekly to discuss new projects in Hyde Park with the builders and architects *before* they sink large amounts of money into their project. They are informed of neighbors' concerns (density, scale, trash pick-up, as well as architecture), and also of possible opposition so that they have a chance to amend their project before they attempt to secure Planning Commission Approval. We also look to applaud developers who have proven sensitive to the special historical and architectural character of this area.

Tom and Jim Barr moved and renovated the Doole House at 4101 Avenue H, thereby making room for the Wellborn House at 41011/2 Avenue H. The Wellborn House, like the Sanders house at 4208 Avenue G, demonstrates that architecture need not look old to be compatible. Jim Barr points out that the idea is not to mimic the architecture of yesteryear, but rather to come up with creative ideas for new structures that live with the past and not in it. It is futile, according to Mr. Barr, to attempt to create a time warp; neighborhoods should manifest an ongoing evolution, reflecting the society that creates them. Good architects will take into account the scale, proportion, and density of an existing

neighborhood, making reference to historical periods without merely copying them. The Barrs have another project exemplifying this notion, located at 4110 Duval: a three-unit apartment addition to the existing house. The structure makes use of the Hyde Park style—shiplapped siding to match the existing house, high ceilings, carved doors. It is, however, an unmistakably modern structure, with its open stairway, pipe railings, and accommodation to the old trees.

Judy Sanders has built and/or restored many homes in Hyde Park; her contributions to the neighborhood reflect her own high standards and her understanding of the architectural details that make a structure reflective of its setting. Her own home at 4208 Avenue G is a fine example, as is the neo-Victorian at 205 West 43rd Street.

Robert Phillips has built several small structures in Hyde Park, as well as having restored his own magnificent home (featured on the 1983 Tour) at 4002 Avenue H. Robert's work is in the tradition of the craftsman/artisan, in contrast to the many modern builders who see themselves in the assembly-line mode of construction. He is known for his precision and attention to detail. He pays special attention to how roofs and overhangs create the line and silhouette of a structure and how the lines affect the light and shadows cast by the building. Robert's trademark, the galvanized metal gable ornament, is what he calls a "sheet-metal doily." Most of the Victorian homes in the Eastlake mode have elaborate gingerbread and spindle decoration about the gables and porches. The sheet metal ornamentation, however, adds beauty and charm while avoiding the deterioration problems that come with wood construction. Robert points out that he has taken a material with a traditionally military connotation, sheet metal, and has given it a feminine balance with frilly curves and design. Robert's approach to his craft is that of a sculptor: the material "tells you what it wants to be, if you take the time to actually feel it, work with it, understand it; the muse will help you." Robert's views on building echo those of Jim Barr: "Don't," he says, "imitate the past. Create a space that is unique, that people actually *want* to be *in*. Take elements of other styles and use the best of them to guide you." The shop behind the Page-Gilbert House on 3913 Avenue G displays Robert's gable ornamentation. Robert's current project is a four unit condominium at 402 West 44th.



Rick Hodges, a developer new to Hyde Park met with the Development Review Committee to find out neighbors' concerns before plans ever began on his project at 4009 Speedway.

He incorporated many of the suggestions made by the neighbors, which included covered trash receptacles, a paved alley for entry into the back parking lot, and limiting the project to four high market units, density below the legal limits.

The architect for the project, Gary Greeden accompanied Mr. Hodges and incorporated some of the neighbors' aesthetic concerns in his design for the project. He and his associate Greg Brown, devised a plan using an inner garden courtyard, visible from the sidewalk, to be used by both residents and neighbors.

The building itself reflects Hyde Park style detailing, along with the charming Greek-influenced columned breezeway.

List of Acknowledgements

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Hyde Park Homes Tour 1984

June 16 and 17 2:00-6:00

No Food, Beverages, or Smoking In The Homes.



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