

*THE HYDE PARK NEIGHBORHOOD ASSOCIATION WELCOMES YOU TO:*

# **THE 1992 HISTORIC HYDE PARK HOMES TOUR**



# THANK YOU!

As president of the Hyde Park Neighborhood Association for 1992, it is my privilege to acknowledge the contributions and efforts of the many people who have helped make the 1992 Hyde Park Homes Tour and Arts & Crafts Fair a reality. Of course, words are inadequate to express the appreciation of Hyde Park residents—and everyone who has enjoyed the events of this weekend—to those neighbors who provide us the chance to celebrate the heritage of this special place in Texas.

First of all, I wish to thank all of you who attended the 1992 Homes Tour and Arts & Crafts Fair; your support is testimony that old-fashioned community spirit can thrive in modern times.

Next, I'd like to thank the 1992 Homes Tour and Arts & Crafts Fair committee for your good ideas, your commitment to a goal, and your honest effort to make this a worthwhile experience for our "customers".

I'd like to thank our advertisers and sponsors. I sincerely hope that people who see your ads recognize your commitment to community and will patronize your businesses. I particularly want to thank Bic Brown of the Hyde Park Bar & Grille for co-sponsoring the 5K Run, being a major contributor to the Dillos, and for providing the impetus for renewed commitment for the Hyde Park Street Sign Project.

Also, a big thank you to the Hyde Parkers who opened their homes for the world to enjoy; those brave souls whose homes were on the tour this year. And to the cast of thousands; residents who docent homes, sponsor the booklet, clean the alleys, take special pains in trimming, mowing and cleaning, support spouses' and parents' involvements, and in general make this a memorable event each year—a heart felt Thank You!

—Larry Gilg

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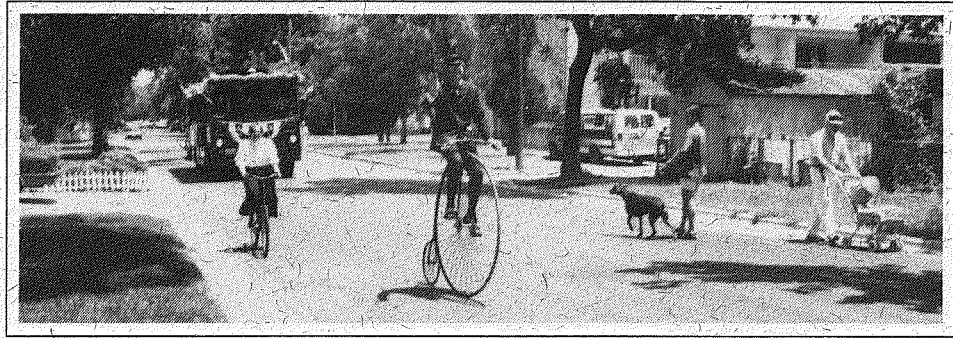


## HYDE PARK HOMES TOUR

### *Streets For People*

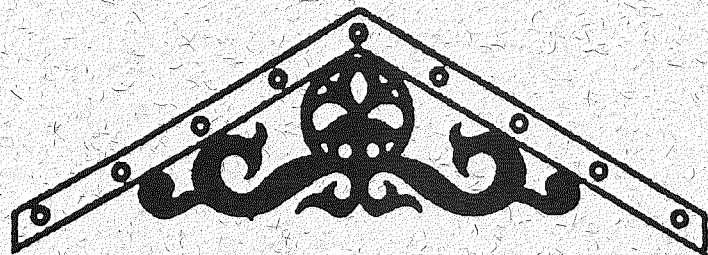
Welcome to the 16th annual Hyde Park Homes tour dedicated this year to the theme "Streets for People". The Hyde Park Neighborhood Association traditionally has been active in historic preservation in the Hyde Park area, obtaining City of Austin Historical status for a number of significant structures in the neighborhood, earning Hyde Park a listing in the National Register of Historic Places and encouraging owners in the neighborhood to renovate, restore and fix-up the residential structures.

As you visit the six homes on this year's tour and enjoy the Arts and Crafts fair, we invite you to notice the patterns that give Hyde Park its neighborly feel. Hyde Park's famous tree-canopied streets are well known to residents of the area and visitors alike. But there is more. Corner gardens invite passersby to stop and admire a little of nature's beauty. The architectural patterns of the neighborhood convey the rich heritage of Hyde Park. Front porch culture expresses a sense of community and friendliness.



The HPNA will dedicate a major portion of the proceeds from the 5K Run, the Arts and Crafts Fair and the Homes Tour to projects promoting Streets for People. Money will be used for special street signs to identify all of Hyde Park including the portion entered in the National Register of Historic Places. Other projects include funding for our Crime and Safety Committee which co-sponsored the recent "Take Back the Night Rally", a neighborhood graffiti patrol which works with PARD to keep our area free of gang related graffiti, negotiations with Capital Metro to improve bus stops, alley cleanup, and tree planting.

We're glad you came. Have a wonderful afternoon.



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- 4008 Ave. A ————— New Residence
- 402 W. 44th ————— New 4-plex
- 4111 Ave. C ————— Addition
- 3913 Ave. G ————— Accessory Structure
- 3811 Ave. G ————— Accessory Structure
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## TANNEHILL HOUSE

4008 Avenue F

This simple, yet sturdy, house is typical of many bungalows built in the Hyde Park area once the Victorian era had passed. City records indicate the house was built around 1909.

It derives its name from the family who lived in it from 1918-1958. Frank R. Tannehill served on the Austin police force for 20 years.

In 1924, he was elected to the position of Justice of the Peace. He was elected to that post for six terms, until his death in 1933. Many older Austinites remember being married in the living room of this house.

The house declined to virtual collapse, when Mike Loughan bought and refurbished it in the mid 1980s. It was later purchased by the Hyde Park Baptist Church.

The house became the focal point of a land use agreement between the Church and the neighborhood in 1990. In



return for expanded parking, the Church moved the house one lot north to consolidate the residential character of the north end of the 4000 block of Avenue F.

The Hyde Park Baptist Boy Scout Troop now uses it as a meeting house. The front porch was restored as part of a Boy Scout Eagle project.

A photo exhibit depicting the early days of Hyde Park will be on display inside the Tannehill house. The exhibit was created for the Hyde Park centennial celebration last year. It is made up of photos from the Austin History Center collection and also from photos identified by Sarah and Thad Sitton during research for their book *Austin's Hyde Park: The First 50 Years*. Copies of the book, a social history of Hyde Park as recounted by early residents, will be for sale here and at the Arts and Crafts fair.

*Thanks  
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# WINKSTERN HOUSE

4103 Avenue G.

Unlike many couples, Lael and Rusty Winkstern knew they wanted to redo an older house. They had been thwarted in their efforts until they found this typical nondescript Hyde Park bungalow, which had been built about 1918. Despite years of neglect, rooms full of 60's paneling, a porch that was falling apart and a foundation that needed repair, two years of vision and hard work resulted in this lovely home.

Visitors will immediately be struck by the use of color throughout the house, the charming wall murals in the dining room and baby's room and a collection of very



unusual antiques, among them a chicken incubator and an old lantern from the capitol.

Active on the Austin restaurant scene, the Winksterns enjoy cooking and entertaining. The kitchen was completely gutted. New cabinets and counter-tops were built, a pantry and wine storage area added, and the

floor refinished. Only a few tourgoers will recognize the kitchen island as a covered calf feeding trough.

Additional changes to the house included creating a hallway and adding a second bath. A master bedroom emerged from what had been a back porch. Throughout all of these modifications, the owners have retained the simplicity of the bungalow style.

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# THE KOPPERL HOUSE

4212 Avenue F

The late Victorian Kopperl House is an excellent and unusually intact example of the Eastlake Style, popular in many parts of the country in the late 19th Century. Named for its first resident owner, Loula Dale Kopperl, the house has six fireplaces, 12 ft. ceilings, and a wrap-around veranda that encircles much of three sides of the house. It retains its original carriage block, cistern and two outbuildings. When built in 1896 by William H. Poole, it occupied a quarter block and was likely considered a typical middle class home.

Mrs. Kopperl was a sportswoman and, like her friend Elisabeth Ney, something of a free spirit. The front hall of her home was lined with stuffed animal heads, the result of her many hunting expeditions, and she kept racehorses in stables where the house at 4208 Avenue F now stands.

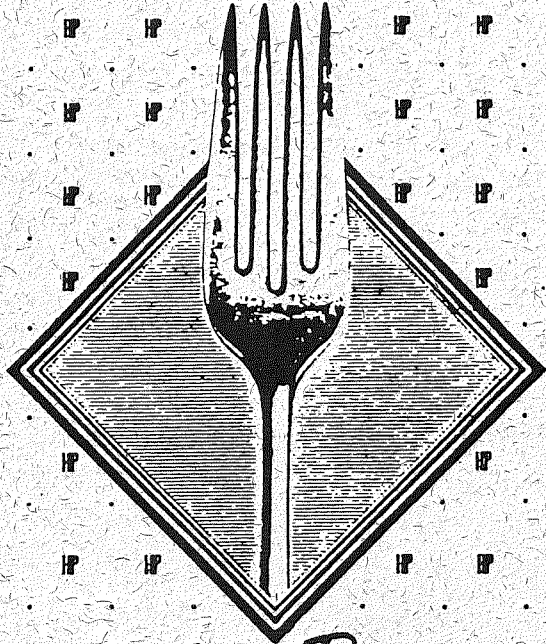
In 1984, the Kopperl House was bought by Peter Flag Maxson, then Chief Architectural Historian for the Texas



Historical Commission, and John Charles Randolph Taylor V. The interior of the house has been adapted cosmetically to provide a sympathetic setting for 18th and 19th century furnishings, but was not a restoration in the strict sense of the word.

At the time the property was acquired by the current owners in 1984, there were very few major plantings. The basic landscape plan by James David of Austin featured many period, turn-of-the-century and native plant materials. It has been added to by Mr. Taylor with diverse plant materials and design features. Old-fashioned roses are a special feature.

The Kopperl House was designated an Austin Historic Landmark and a Recorded Texas Historic Landmark. It is a contributing member of the Hyde Park National Register Historic District, and owners received an Historic Preservation Award from the Heritage Society of Austin in 1989.



*Hyde Park*

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# ACHTERBERG HOUSE

4310 Avenue D

The present owner, David Achterberg, says the wide lot and the handsome front porch drew him to this house. According to his preliminary research, the house was probably built around 1919. It reflects this transitional period. Its Victorian roots are seen in the ornate front doors and very high indoor ceilings. Components of the craftsman bungalow era are found in the porch styling, smaller windows and the plain facings around doors and windows. David says the house has a Louisiana look to him and that this was probably his inspiration for the formal front and side yard with the pea gravel, Texas Yaupon and Bradford pear trees along the south side.

Inside, visitors will see a home very much as it was built. The present owner has removed a central wall to form a long continuous living-dining room. A closet has been built



between the two bedrooms to close them off from each other. David is enclosing the porch and adding a window in the bedroom to bring in more light.

David says having grown up on a farm he likes the rustic feel of the house and doesn't mind the cracks. His work on the house is designed to enhance the spacious feel of the

house and not to manufacture perfection.

David's real love is the garden and much of his initial work on the property is seen in the back and side yards. The back lawn has been reduced to allow for a large variety of plantings. In the future he hopes to be able to build a deck across the back.

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# ARTS & CRAFTS FAIR

## Elisabet Ney Museum

The second annual Hyde Park Arts and Crafts fair is sponsored by the Elisabet Ney Museum, The Hyde Park Neighborhood Association, and the Austin Parks and Recreation Department.

The Arts and Craft Fair began as part of the neighborhood's centennial celebration. This year's fair features Hyde Park artisans as well as others from Austin and as far away as Ft. Worth. Each was selected for quality and creativity.

Homes Tour tickets will be available at the fair. Fairgoers who wish to take the tour will be able to hop on a Dillo which will stop at the museum as it makes its rounds of the homes.



*Jan Seides has performed at several Homes Tours.*

The park-like setting of the museum grounds and the many musical groups who will be entertaining promise to make this year's fair especially enjoyable.

The Hyde Park Homes Tour and Arts and Crafts Fair will be entertained by a variety of musical groups and individuals from Hyde Park and the Austin area from 11:00 a.m. to 5:00 p.m. on Saturday and from 1:00–5:00 p.m. on Sunday.

### SCHEDULE OF MUSICIANS AND MUSICALS GROUPS

#### SATURDAY

- |            |                                 |
|------------|---------------------------------|
| 11:00 a.m. | Kinder Music                    |
| 12 Noon    | The Glen Alyn earnest tub Band  |
| 1:00 p.m.  | The Banjo Club                  |
| 2:00 p.m.  | The Last Chance Band            |
| 3:00 p.m.  | Lone Star Chorus                |
| 4:00 p.m.  | Guy and Gold Country Blues Band |
| 5:00 p.m.  | Jan Seides—Singer/Song Writer   |

#### SUNDAY

- |           |                                       |
|-----------|---------------------------------------|
| 1:00 p.m. | Kealing Chamber Orchestra             |
| 2:00 p.m. | Austin Women's Harmony Chorus         |
| 3:00 p.m. | Austin Civic Orchestra String Quartet |
| 4:00 p.m. | Recorder Society                      |
| 5:00 p.m. | Austin Baroque Players                |

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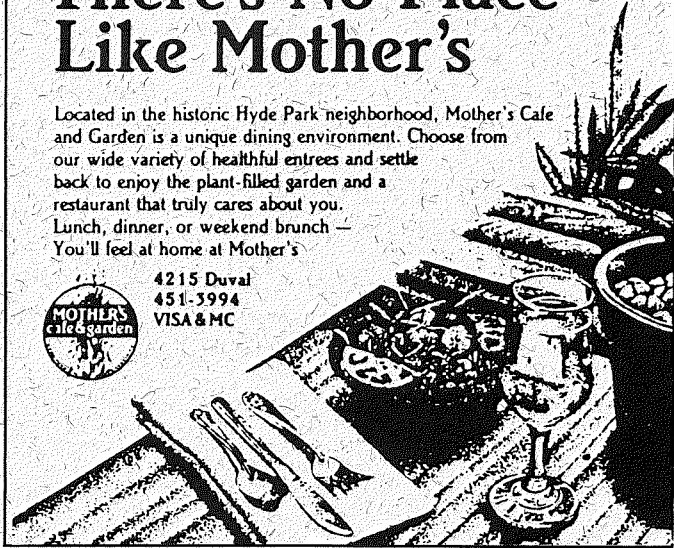


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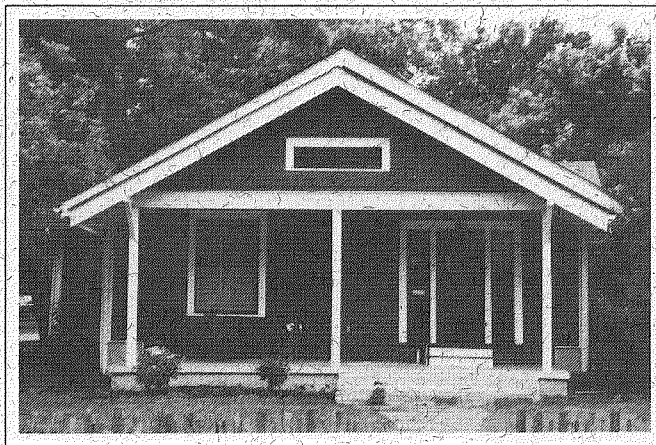
# McFARLAND HOUSE

4200 Duval St.

A new life and a renewed house were in order for Carolyn McFarland when she returned to Austin last year after several years away. She chose to live close to family and old friends in a house which had been rental property for many years.

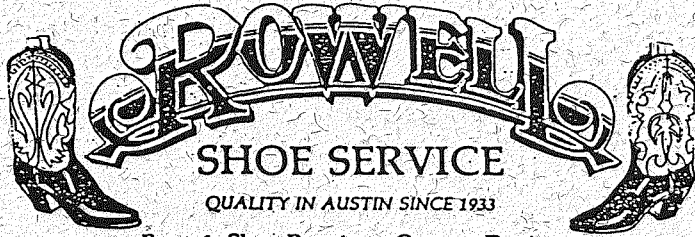
This fine example of a craftsman bungalow cottage was built in 1912. According to Mary Bradshaw, her Aunt Lutie lived here and it was a Methodist parsonage. Many family activities took place here and family life centered around the large dining room. The little house in back was reportedly the cook's house.

Craftsman detailing can be seen in such features as the glass French doors between the dining and living rooms, the built-in sideboard in the dining room, the angled lintels across the tops of the door and window frames, and the enclosed sunporch off the master bedroom.



Very wet ground and a faltering foundation meant that before Carolyn could get started on the house proper, the house's underpinnings had to be fixed. Her contractor, Stanley Kozinsky, devised a system of floating concrete piers which are quite long and wide. The house now rests securely on concrete posts attached to these piers. New plumbing, wiring, sheetrocking and central heat and air conditioning followed. The kitchen was entirely redone. By exchanging some space in the master bedroom, a washer/dryer closet opens into the kitchen.

Small closets were made to form an alcove for a desk in the master bedroom. Doors and framing were used from other parts of the house so that the changes are not noticeable.



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# TEAM-DONALSON HOUSE

4100 Duval St.

Completed in 1991, Hyde Park's centennial year, the Team-Donalson house is a new addition to Hyde Park architectural fabric. From the street, visitors will notice the exterior detailing such as the crenellation, specially milled exterior siding and attic dormers.



The relatively small area of each floor prompted dual-purpose rooms downstairs such as the living-dining room and TV-guest room. The house achieves a feeling of rich quality through fine carpentry and styling details such as the hardwood floors, the mantel piece and kitchen cabinetry.

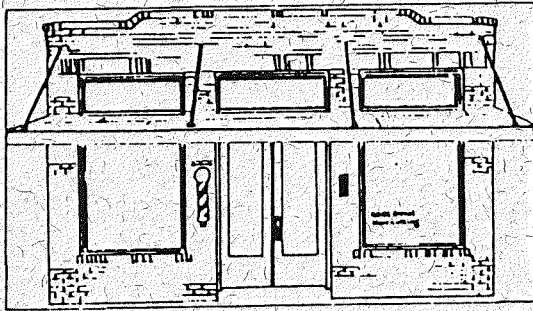
Guests are immediately taken with the leafy coolness of the back yard as seen through the tall back windows. The distinctive two story sunporch creates an unusual indoor-

outdoor living space.

The upstairs is also light and airy with a tree-house view from the master bedroom. Access to the second story sunporch provides additional living area. An interesting use of space at the entrance of the boy's bedroom results in an unusual entrance. The fourth

room upstairs provides everyone in the family with office space so that working time can be family time.

The Team-Donalsons acknowledge that building a house like this in a central city neighborhood seemed to fly in the face of conventional real estate investment wisdom. However, they felt the pluses of an established neighborhood setting, good schools and proximity to work encouraged them to take the chance to build in Hyde Park.



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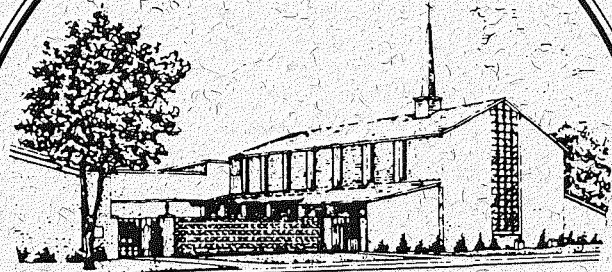
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**on their 10 year anniversary in Hyde Park.**

The Hyde Park Neighborhood Association extends congratulations to the Hyde Park Bar & Grill for their first 10 years of operation.

The HPNA also extends sincere thanks to the owners of the Hyde Park Bar & Grill for their tremendous and significant support of the Hyde Park 5K Run, the Homes Tour, the Arts & Crafts fair and the Street Sign Project.

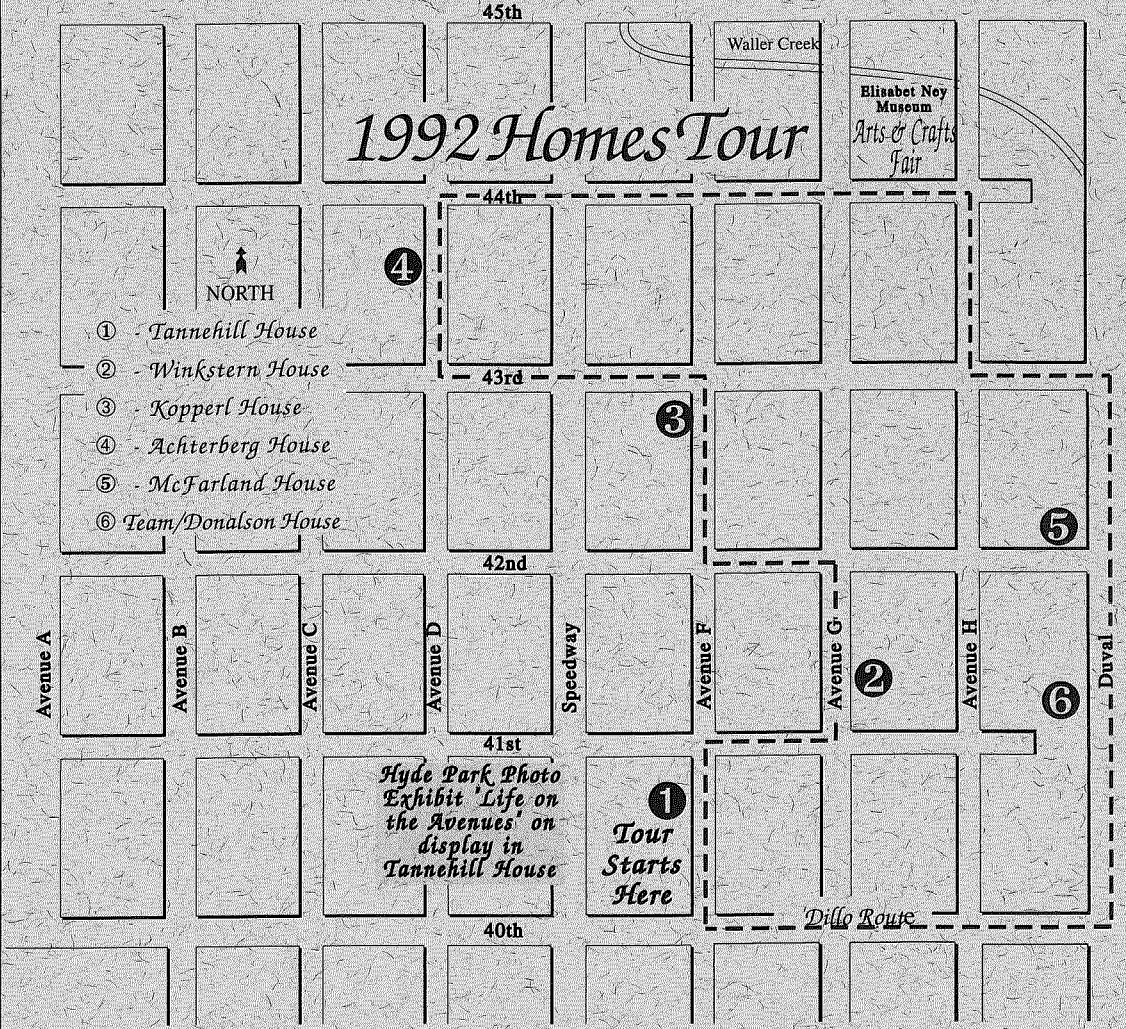
We thank you for your support of Hyde Park and hope to keep the good relationship growing in the future!



Entitles the bearer to ride the 'Dillo' Trolley during the 1992 Historic Hyde Park Homes Tour. See attached map for route information.

# Capital Metro

## Historic Hyde Park 1992 Homes Tour Trolley Ticket



① ② ③ ④ ⑤ ⑥