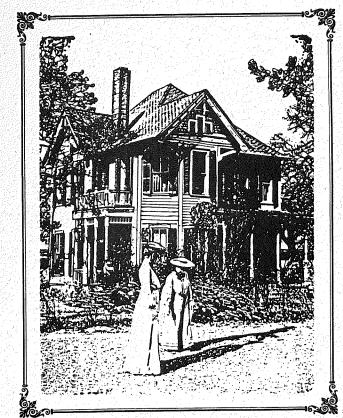
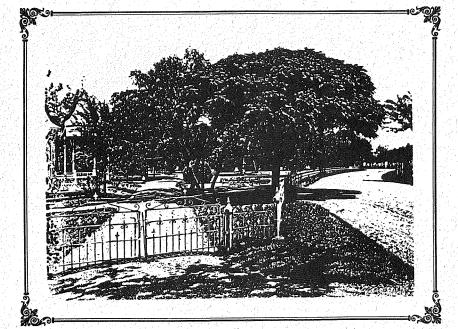
# A Stroll Through the Park...





Hyde Park's Historic Homes Tour 1994

Welcome to Our Neighborhood,

The Hyde Park Neighborhood Association welcomes you to our eighteenth annual Hyde Park Homes Tour. The theme for this year's tour is "A Stroll Through the Park." Last year the Austin Convention and Visitors Bureau and the Historic Landmark Commission created a walking tour of Hyde Park. We would like to thank those who helped in developing the walking tour and invite you to return and take the self-guided tour at your leisure.

This Homes Tour invites you to "Stroll through the Park" to enjoy the grace and beauty of some of our homes and the hospitality of our neighbors. Among the stops on the Tour you will see a new Victorian home that recreates the style of 100 years ago, a home which celebrates its hundredth anniversary, and a home which was saved from the bulldozers 15 years ago.

The homes on the 1994 Tour represent a wide range of styles from the 100 year old Victorians to the 20th century bungalows that make up the majority of Hyde Park homes.

This year we would like to call attention to the people of Hyde Park. Those who lived and worked in early Hyde Park, such as Elisabet Ney, Peter Mansbendel, Charles Ramsdell, and many others who established a neighborhood which promoted the value of art and literature. In keeping with those values we hope you will take the time to stop at the Elisabet Ney Museum and enjoy the music, prose and verse of our neighbors.

Alan Marburger, President

Hyde Park Neighborhood Association

## ABOUT HYDE PARK AND H.P.N.A.

In 1891 Colonel Monroe M. Shipe acquired the old Texas State Fairgrounds and platted the Hyde Park subdivision. He built the city's first electric streetcar system to bridge the 20block gap between his fledgling neighborhood and then-distant Austin to the south. Advertised optimistically as "the wealthiest and most aristocratic ward in the city," Hyde Park grew gradually throughout the early 20th century. This gradual growth resulted in an unusually diverse housing stock including Victorian Eastlake and Queen Anne style houses, American Foursquare and Colonial Revival residences of the turn of the century, and Bungalows and Tudor Revival dwellings from the 1920s and 1930s.

Like many inner city neighborhoods, Hyde Park underwent a period of decline in the 1950s and 1960s, when many older homes were razed for apartment and church construction. The creation of the Hyde Park Neighbor Association (H.P.N.A.) in the 1970s fostered revitalization of the neighborhood. Sympathetic rehabilitation of many homes led to recognition of the neighborhood's significance by the National Register of Historic Places in 1990.

The Hyde Park Neighborhood Association uses funds from the Home Tour to promote and preserve the character of the neighborhood. The H.P.N.A. sponsors events throughout the year such as the Homes Tour, Fire Station Festival, and the Run for the Roses. It has funded beautification, restoration, and education projects for the community as well as being a leader in neighborhood planning.

## 1987 **207 E. 39th Street**



A recent addition to the neighborhood is this Queen Anne revival built for Thad and Sarah Sitton in 1987. The Sittons found the plan, designed by Wharton, Texas, architect John Guy through Victorian Homes magazine. The

Many of the lighting fixtures and all of the bathroom fixtures are old as well.

Whenever readily available, the Sittons used new materials which replicated the old, such as the wooden beaded board wainscoting in the bathroom, and bull's eye molding and interior shutters throughout the house.

The kitchen recreates a typical Victorian design. There are no built-in cabinets or counters. Thad and Sarah opted instead for old kitchen furniture--pie safes and jelly cupboards. They found the sink in a ditch along a country road, and the 1930s gas cook stove (which works efficiently) through an ad in the local paper. There is no garbage disposal or dishwasher, other than the human variety. The refrigerator and microwave are hidden in the pantry.

The Sitton house is furnished entirely with antiques, including some Texas primitive pieces mixed in with more elegant Victorian ones. This combination of the common and

design was modified by Austin architect James Tempel to incorporate changes desired by the Sittons and to comply with city code. The house, which blends in perfectly with others in the older section of Hyde Park, was built on property which was part of the original Monroe Shipe estate.

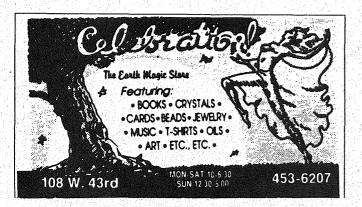
Thad and Sarah, historians well versed in the history of Hyde Park, researched Victorian construction and incorporated as many authentic details in their house as possible. To achieve the true verticality of period architecture, the house was built on a high pier and beam foundation rather than the slab called for in the plan. They also increased the ceiling heights and extended the depth of the porch.

Many of the building materials in the house are old and were collected by the Sittons. The floor is remilled long-leaf pine from Cook's Paint Store in Houston. The exterior doors date from the 1890s, as do the porcelain doorknobs found throughout the house.

refined was typical in Texas homes in the 19th century.

Thad and Sarah Sitton's book, Austin's Hyde Park...the First 50 Years, 1891-1941, is available for \$10.00 at the Avenue B Grocery, 4403 Avenue B. Built in 1905 and still in operation today, this store is a rare survival of the once common neighborhood grocery.







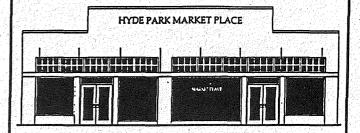
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## **OLIPHANT HOUSE**

1894 **3900 Avenue C** 



One hundred years ago, in 1894, James Oliphant, his wife Alice and their four children moved from 15th and Colorado to this house on a most desirable corner lot in the newly developing Hyde Park Addition.

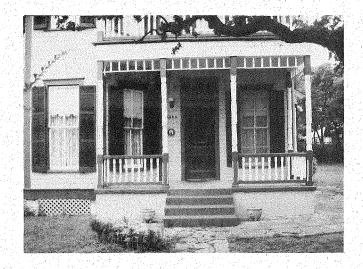
Architecturally, the house presents an exuberant visual display of elements of the Queen Anne and Stick styles. The playful use of color, spindled porches, and scrolled design around the gables are all classic Queen Anne details. The steep roof, diagonal supports under the gables, irregular silhouette accented by multiple porches, and horizontal boarding are characteristic of the Stick style.

The Oliphants lived in the house for only ten years. Then the family moved back to central Austin so James could be closer to his work.

The house was brought into the modern age when Anna E. Walker, president of the Texas Woman Suffrage Association, acquired it in 1916. After her residency, the house changed ownership twice. Unoccupied in 1974, it was slated for demolition when neighborhood efforts and the Heritage Society of Austin helped find a buyer. Keith Marshall restored the exterior, modernized the kitchen and made minor changes to dining room.

Oliphant, grandson of Lord Oliphant of Scotland, served in the Confederate Army for four years. He enlisted when he was only fifteen and spent time in a Federal prison. When he returned to Austin as an adult, he pursued a photography career and became well known for his work which included much of early Austin's pictorial history.

Oliphant contracted with E.A. Ellingson to have this house built for \$1875. Because Shipe required each house to cost at least \$2000, additional cabinetry was necessary to bring the price up to the minimum. The contract specified good masonry and of the hardest quality" and carpentry work to be of the "best quality lumber free of injurious defects." The front door was to be of two inch white pine "similar in design to [a] Queen Ann[e] Door" complete with colored glass. This four-bedroom house also boasted two coal-burning fireplaces, 14-foot-high ceilings on the first floor, pocket doors separating the parlor and dining areas, wainscoting, and transoms over the doorways. Don and Avis Davis bought the house in 1977. The Davis' have made relatively few changes to the interior since the major renovation by Keith Marshall. Rather, their efforts have been to preserve and maintain the exterior and structural elements. The Oliphant house was zoned Historic and received an Historic Preservation Award in 1978.



## FAULK-FRANKE HOUSE 1917 4102 Avenue D



This house, built in 1917 by a cousin of John Henry Faulk, the well-known and controversial Austin commentator, is an example of the American foursquare. Houses in this classical style are built in a cube design with a veranda spanning the front and a pyramidal-shaped roof.

One section of the back porch was enclosed to create a climate controlled laundry room. Again making use of recycled materials, he added French doors which were a close match to original ones in the sun room.

In 1990, Steve completely rebuilt the kitchen based on a design by architect Karen McGraw, with suggestions from Merle and Ginna. Glass-front cabinets form a continuous wall surface around the kitchen and the old pantry, now one large space. A new beaded board ceiling echoes the one in the sun room.

In the dining room, on the south wall, Steve added a built-in mirrored sideboard, an exact replica of the original on the west wall; and in the living room he installed two fixed beveled glass windows, one on either side of the fireplace chimney. These complement the beveled lights at the front entryway.

The furnishings are traditional, including some antiques as well as contemporary pieces. Their spacious arrangement and the The house went through a succession of owners until 1971 when Merle and Ginna Franke purchased it. At that time it was in considerable need of repairs and the use of space was not suited to modern-day living.

During the 1980s and '90s, the Franke's son, Steve, owner of Square One Construction, headed a renovation. All the changes were made within the original framework and are sympathetic to the character of the house. There are no additions--Steve simply reassigned space to different usage, having sometimes to realign interior walls.

Steve created a guest suite using the center bedroom and sleeping porch. In the bedroom, he added a half bath and enlarged a closet (the original too narrow to accommodate a modern hanger); and converted the adjoining sleeping porch (no longer practical since the advent of air conditioning) to a sun room. He retained the original beaded board ceiling and French doors and installed restored windows from an old house in Taylor, Texas.

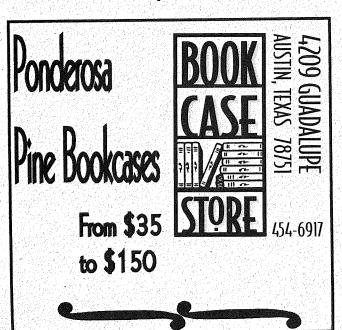
muted color scheme in the house are in keeping with the classical reserve of the architecture.

The brick driveway is a result of a labor of love by Merle, who built it in 1979, using bricks that had originally been used in the early 1920s to pave streets in Temple, Texas.



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## 1911 **4206 Avenue D**



This house was built for Mrs. May Brownlee in 1911 for \$2250. May's husband, John S. Brownlee, had been a prominent physician practicing for 25 years in Burnet, Texas, until his death in 1909. May then moved to Hyde Park which was close to the University her children attended.

old. The windows on the side wall were part of the original utility porch. The beveled glass French doors along the south wall came from a 1920s house in Dallas. Remilled heart-of-pine flooring and a new beaded board ceiling were installed to replicate those in the kitchen.

The kitchen entrance from the "dining porch" features a pair of antique columns (from a salvage in Houston) similar to those in the living room. New cabinets were custom built by Max Fleming, a local furniture maker. These he designed to conform to the ghost lines left by the originals. A tin hood which was in the kitchen when it had a wood stove was rescued from the garage, restored and installed.

Max Fleming also designed the built-in furniture in the new study (the original sleeping porch). The design of the unit, which wraps around the entire perimeter of the room, was inspired by Gustav Stickley, the leader of the arts and crafts movement. The

An American foursquare, the design expresses the symmetry and classical grace of the period. Until 1922, this elegant house stood alone on the West side of the block.

Ted and Christine Huston, who purchased the property in 1991, are the fifth owners. The Hustons undertook a restoration and expansion of the house last year. With the advice of architectural historian, Peter Maxson and masterminding of contractor, Stan Kozinsky (both Hyde Parkers), a dining porch and full bath were added; the kitchen and original bathroom were entirely renovated and upgraded; and the sleeping porch was converted into a study. Because of the materials selected and construction techniques, the changes blend perfectly with the old house.

The "dining porch" addition, with its high ceilings and 16 x 21' dimensions, is comparable in size to the other rooms. Some building materials were recycled; others are

piece includes a bookcase, U-shaped desk and two- twin-size banquettes. The wood grain was painstakingly created with the ammoniafuming techniques used by Stickley himself.

The deep, rich paint colors found throughout the house are from the arts-and-crafts palette popular in the early 20th century.



## LUCKEY HOUSE

1923 **4204 Avenue C** 



John and Anna Luckey and their two young daughters moved into this house in 1924. John, who had only a fourth grade education, was fire captain at the Austin Station on Guadalupe. A hard worker who earned a position training fire fighters at A & M University, John found he could afford a home in Hyde Park's new addition. As early

floors were inexpensive red pine; the walls were shiplap boards covered with wallpaper.

This space was adequate for the Luckeys until 1943. At that time, they modified the house, enlarging the kitchen and adding a third bedroom to accommodate married daughter, Dorothy, who moved back home while her husband, Omar, was in the service.

John Luckey died in 1962; granddaughter, Diane Schultz, moved in as a renter in 1972. After Anna died in 1978, Diane purchased the property to keep it in the family. She lived in the house until 1989, then moved to Leander to care for her mother, Dorothy, who died later that year. Diane, then unable to face the childhood memories associated with the family property, let the house stand vacant.

After the house withstood several years of neglect, Diane had it restored. She moved back on July 29, 1991.

as 1904, Monroe Shipe advertised the lots on the west side of Speedway (Avenues A-D) to appeal to the "working man or woman" and cost only the equivalent of "two beers a day."

Probably built by a local carpenter in 1923, the Luckey house on Avenue C was similar to the other "bungalows" in this area. Built to the same scale and set back equi-distant from the street, these wood-sided houses featured craftsman details-- knee braces under the eaves, exposed rafter ends, paired windows, and squared wood balustrades. The full portico spanning the entire front porch and emphasis on symmetry give this one a distinctly classical appearance.

The inside of the Luckey house was as uncomplicated as the exterior. The arrangement of the rooms was very similar to that in their neighbor's home: on the right-living room, dining room, kitchen; on the left-bedroom, bath and hall, bedroom. The

Today, the interior reflects 70 years of family history. In the dining room are Anna Luckey's oak sideboard, table and chairs. Diane's mother Dorothy's collection of Cambridge Rose Point is proudly displayed in the china cabinet in the living room. Also there are her great aunt Martha's 1930s overstuffed sofa and matching chair. Diane complemented the family pieces with other furnishings, mostly oak, which are contemporary with the house.







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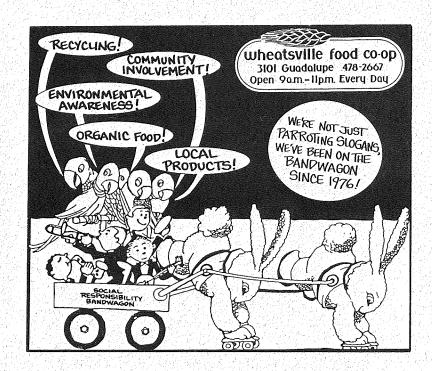
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## REINKE HOUSE 1912 4410 Avenue C



Lots 28, 29 and 30, Block #7--which encompass the boundaries for this broad-porched bungalow--were originally purchased from the Missouri, Kansas and Texas Land Company in 1907 for the grand total of \$100.

The sensual experience begins in the front yard with a dazzling display of annuals and perennials. Beds of flowers continue up to the porch and all around the house.

The begonia-pink house is accented with four colors--cream yellow, purple, blue and green--a perfect mix of warm and cool shades. The same palette is found inside--a different color in each room.

The interior is a jamboree of their favorite things---"most inherited from all sides of every family." The rooms overflow with Mexican folk art, Chinese furniture, Oriental carpets, other treasures and castoffs, and just plain "junque."

In the dining room is a doll house Candy made for her children, complete with musical piano; on the table, a memorial crazy quilt she made out of her late father's neckties. Layers of paintings and prints hang in the living room, many slightly askew-- nothing is measured. A ceiling fan "grows out" of a

In 1912 Annie Reinke, "a single adult woman," who earned a living as a dressmaker, contracted with C.E. Spirlin and C.H. Toungate to build this five-room frame house for \$1500. Back in those days it was considered unusual for a woman to build a home by herself--to actually strike out and succeed on her own.

Lynn and Helen Nelson bought this house in 1962 and lived there until March 1984, when they sold it to another single woman, Candy Lowry. Candy later married Eric Becker.

Rather than change the original configuration of rooms—central hall, living room, dining room, two bedrooms and kitchen—Candy and Eric together added a special quality to the simply designed structure just by redecorating. With their free-spirited style, the Beckers adorned the house and grounds, creating a veritable feast for the senses by "breaking the rules." Inside and out, they worked with overdoses of vivid colors, varied textures and contrasting patterns.

large folk art painting on canvas in the kitchen. Other objects are playfully scattered about--on top of furniture, on shelves, walls and ceilings.

The overall effect--exotic, unstudied charm--makes this house a welcoming and happy one.



# WOODBURN HOUSE 1909 4401 Avenue D



This stately mansion, built in 1909 as a home for Francis H. Wagner, a freight agent for the Missouri, Kansas and Texas Railroad, originally stood at 200 E. 40th Street. Built

In 1980, Boutwell sold the Woodburn House to Larry and Terry Smith who helped him regain the historic designation. The Smiths began restoring the interior. Current owners Herb and Sandra Dickson, who operate the house as a bed and breakfast inn, have also made interior renovations.

Today the interior still appears much as it did when it was built. The imposing staircase made of long-leaf yellow pine, the woodwork, picture rails, and pocket doors on the first floor and pine floors on the second floor are all original to the house. The four bedrooms on the second floor have been modified only slightly to accommodate bathrooms.

The Dicksons have furnished the inn with Oriental carpets and American antiques, quilts and needlework (many of which have been in Herb's family since well before the turn of the century).

Last year, Herb and Sandra renovated the attic to provide an office, bedroom and

by Austin contractor, John B. Headspeth, the house features elements of the Queen Anne and neo-classical styles. It combines a late Victorian asymmetrical plan and a steeply pitched roof with a classical two-story wraparound gallery featuring Doric columns and turned balusters. The overall impression, one of substance and grandeur, recalls the grand plantation homes of the Old South.

The house is named for its most famous occupant, Bettie Hamilton Woodburn, the daughter of Andrew J. Hamilton, Texas' post-Civil War provisional governor and friend of Abe Lincoln. Bettie and her husband Frank bought the home in 1920, and it remained in the family until the 1970s.

Hyde Park resident George Boutwell acquired the Woodburn House in 1979, and had it moved to this site to save it from demolition. Although the move saved the structure, it also resulted in loss of its historic zoning designation. Nevertheless, Boutwell painstakingly restored the exterior.

bathroom for themselves. Since the attic was not original living space and is closed to the public, Herb and Sandra chose a more modern decorating scheme, combining Art Deco elements with Mexican touches--built in niches and Saltillo tile. The color palette here and the clarity of design help make a smooth transition from the older part of the house.



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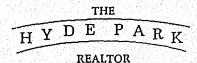
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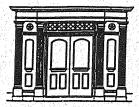
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# ELISABET NEY MUSEUM 1892 304 E. 44th Street



At the encouragement of Governor Oran M. Roberts, the world-renowned sculptor, Elisabet Ney, first visited Austin in the early 1880s with the intention of sculpting statues for the new state capitol.

The talented but eccentric artist, known by many for her "mannish" style of dress, short hair, unconventional marriage and strange food preferences, died at Formosa in 1907. 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 and reopened in the fall of 1982.

One of only four sculptors' studios in the United States to survive intact from the 19th century, the Ney Museum today is a remarkable portrait gallery of 19th-century personalities ranging from European royalty to Texas frontiersmen. It serves the neighborhood and the City of Austin, offering year round special programs and events. Since 1992 the Ney has sponsored activities for the Hyde Park Homes Tours. The last stop on the tour this weekend, the museum hosts an ice cream social and Hyde Park authors' table.

In 1893, when Ney was 58, she received the commission to produce three-dimensional likenesses of Sam Houston and Stephen F. Austin for the 1893 Chicago World's Fair. She moved to Austin and built this castle-like structure she called Formosa.

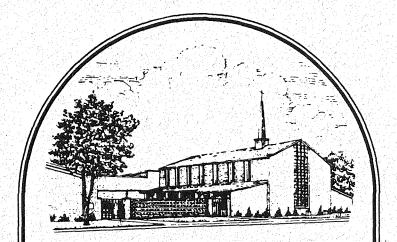
The "studio," one of the first buildings in Monroe Shipe's Hyde Park suburb, was built in 1892 of uncut rusticated limestone. It consisted only of the central cube-like structure with a classical portico in front and a reception room to the left. Because at this time Elisabet's primary home was still in Hempstead, Texas, she had only a sleeping loft at Formosa.

Needing more satisfactory living quarters and additional working space, Elisabet and her husband, philosopher Edmund Montgomery, added a second gallery and the medieval-inspired tower as well as enlarging the basement in 1902. After nearly 20 years of semi-retirement in Hempstead, Ney's career flourished here in Hyde Park.

The museum's regular hours are Wednesday through Saturday, 10:00 a.m. to 5:00 p.m., and Sunday from noon until 5:00 p.m. Tours are available. There is no admission charge. For more information call 458-2255.



Elisabet Ney, 1900



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## MUSIC SCHEDULE

#### AT THE NEY MUSEUM

### Saturday, June 18

1:00 Marcella Garcia

2:00 Downbeats

3:00 Living Country

4:00 Lorre & the Last Chance Band

5:00 Jan Seides

## Sunday, June 19

1:00 Banjo Club

2:00 Recorder Society

3:00 Glen Alyn & The Earnest Tub Band

4:00 Austin Baroque Players

5:00 Austin Lyric String Quartet

#### AT THE HOMES

Austin Lyric String Quartet Merle Franke & Gianni Voltaggio Austin Womens Chorus Recorder Society Autin Wind Ensemble Lorre & the Last Chance Band Living Country Downbeats Steve Buchele & Jim Cloninger Banjo Band

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Martha Campbell (photos)

Kathy Dowdy (ad sales)

Alan Marburger (ad sales/map/intro)

Wanda Penn (special assistance)

Margot Thomas (page sponsors)

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The Committee would like to thank all the people who volunteered to make this year's tour a success: the owners who so graciously opened their homes, the house captains and docents, the musicians who provided their talents, the businesses who advertised in the brochure and the trolleys, the Ney Museum, Amy's Ice Cream and TCBY for providing ice cream and yogurt for the social, the authors who displayed their products, The Austin History Center for providing photographs and Katie Vignery for coordinating and providing her house for meetings. We also owe a special thank you to Georg Zappler for editing and Juli Pool for formatting the booklet. The booklet was printed by Jack Taylor and Phil Postins of Priority Copy and made possible by the following page sponsors:

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