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elcome to the Hyde Park Neighborhood and travel back in time...

We welcome you to our wonderful neighborhood for our annual Historic Hyde Park Homes Tour. The first homes tour, held in 1977, was a walking tour designed to educate participants about the architecture and history of Hyde Park. For our twenty-eighth annual homes tour, we return to that beginning. We invite you to visit the seven homes on the tour this year and to enjoy a walk or a horse-drawn carriage ride through the neighborhood. Along the way, stop and listen to the musicians and storytellers and appreciate the work of various artists.

Today the neighborhood encompasses not only the original Hyde Park "avenues" but also the North Neighborhood from 45th Street to 51st Street. For this tour we are focusing on the "avenues." The construction dates for six of the historic homes featured on the tour range from 1892 to 1935, and the seventh home was constructed this year. Various architectural styles are represented by these Victorian homes and bungalows.

In the early years of the Association, we were struggling to save our neighborhood and its historic homes. This year, in celebration of the Association's thirtieth anniversary, the tour is a remarkable display of neighborhood pride showcasing what we have accomplished in those thirty years.

The proceeds of the tour are earmarked for furthering the neighborhood's historic preservation efforts and the quality of living in Central Austin.

We thank you for joining us on the tour this year. We also express our sincere appreciation to the homeowners who generously invited us into their homes, all of the volunteers, and our sponsors.

Glen Coleman & Pam Whittington
Co-Presidents

OATMAN-ELLIOT HOUSE - 1923

Maureen and Brendan O'Connor Owners



Abstracts for this home date back to June 20, 1835 and were filed under the State of Coahuila and Texas by Thomas Jefferson Chambers!

features a porch with battered columns resting on massive bases. Also typical, it features gables and knee braces beneath the eaves.

S. T. Oatman died on May 21, 1939, leaving as his sole surviving heir his widow, Dora Hicks Oatman. Dora Hicks Oatman sold the property to Eugene and Cora M. Elliott for \$ 12,000 on April 6, 1960. The sale included all furniture and household items! Present owners Brendan and Maureen O'Connor purchased the home from the Daleys on May 31, 2002.

While respecting the integrity of the structure, the present owners converted various areas to allow for a more practical, livable home, as well as enhancing the interior of the house. They have been assisted in the renovation by William Scott Field, AIA of Parkinson Field Associates. They were able to retain the best attributes of previous remodeling/renovation but added features to reflect their own personal taste and life style. Although the amount of floor space (approximately 2100 square feet) remains

Two blocks in Hyde Park reflect the pleasing rhythm of gable roofs, identical wood material and the same scale and degree of set back from the street. Entire bungalow blocks such as these have become rare. The bungalow design revealed a significant change in Mr. Shipes' attitude for he now promoted the area for its affordability to '...the working man and woman. These bungalows reflect a scaled down version of the larger Craftsman home. The bungalow plan reduces the distinction between outside/inside spaces and reflects the open and practical outdoor living possible in California, perhaps the reason it was known in its first developmental period (1895 to 1915) as the 'California Bungalow.'

This house, located on the northwest corner, was commissioned by Sneed T. Oatman (then a single man) on January 9, 1923. He agreed to construct a one-story dwelling, garage and a fence for a total of \$ 4,000./ This house anchors "bungalow block" so called because it still has all its original homes and because they are all bungalows constructed in the 1920s. It is between a Craftsman Bungalow and a Tudor (which has steeper roofs) evolved from the "California" bungalow which, in turn, contained Indian, Spanish and Japanese influences. This home

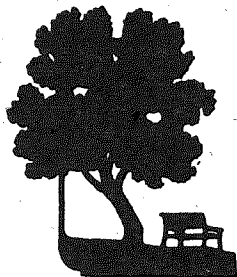
the same, the flow of the home design has been much improved by the renovation. The modifications, especially to the fabulous gourmet kitchen, have enhanced and improved the livability of the house. Decks have been placed in more practical and functional areas to augment interior living spaces and to add to the visual impact. For example, a stained glass transom over one of the new decks allows for greater light filtration and impacts the aesthetics of the home which, when added to the French patio doors, contribute to the attractiveness of the home. The present garage replaced a previous add-on which was impractical as well as unattractive.

The gourmet kitchen, in addition to commercial cooking appliances, features beautiful copper flecked granite countertops on the kitchen island and other cabinet flat surfaces, thus unifying the entire cooking/dining area. The cherry-colored woodwork throughout, even in the glass fronted cabinet doors, contributes to the unifying effect as it matches the earlier woodwork! The effectiveness of the match is especially visible in the new den.

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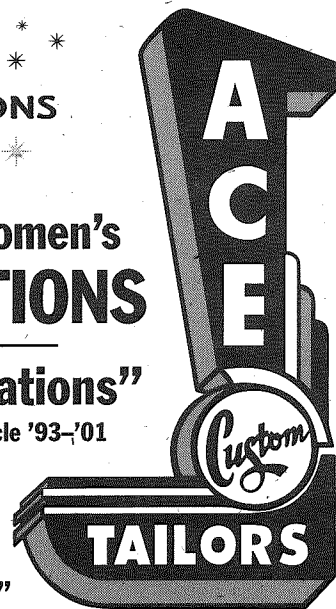
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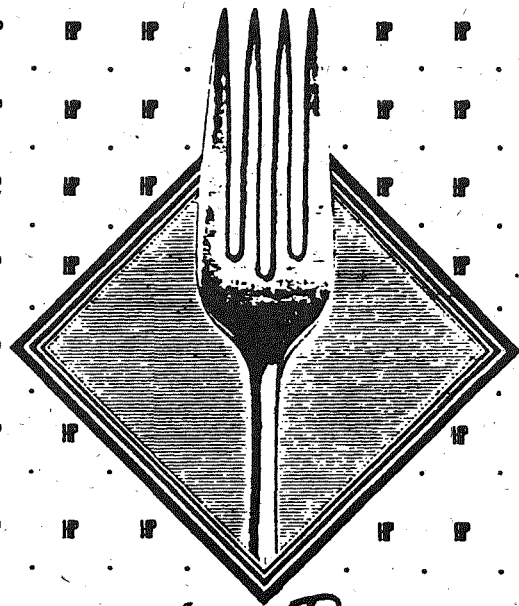
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PEARSON-CRANE HOUSE – 1935

Heidi Schrab Owner



Commissioned by John B. Pearson in 1934 this modest 1130 square foot 2/1 bungalow is characterized by its blend of Neoclassical and Craftsman style elements. The entrance to the house is announced by an impressionistic pediment complete

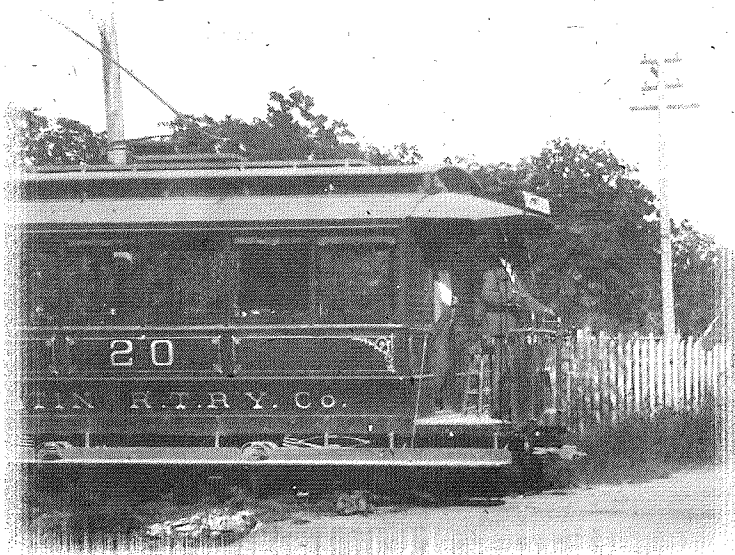
existing bath room and the new master bath; as well as contemporary improvements to the kitchen and living area that reflect today's modern life style. Other points of interest are new and refurbished hardwoods, a fire place for the master bed room suite, and other conveniences that are common in contemporary houses.

The abstracts of this house date back to April 20, 1841, when a grant for 2 labores and 83,333 square varas was granted to Thomas Gray, and was signed by Mirabeau B. Lamar, President of the Republic of Texas. At the passing of John B. Pearson on December 25, 1943, the home was deeded to his sole surviving heir, John B. Pearson, Jr., then a Captain in the United States Navy, stationed in Washington, D.C. Captain Pearson and his wife, Doris B. Pearson, sold the property to Henry and Gussie Mae Harrell for the sum of \$ 7,260.00 on August 28, 1946. In turn, the Harrells sold the property to widow Nita C. Myers on

with dental work, and its formality is softened by through the subtle use of Craftsman style details that can be seen in the flattened arch, paired windows and wood brackets. At the time this house was commissioned both Neoclassical and Craftsman style were in vogue in the housing industry, and the original designer (unknown) made good use of both these styles to develop a house that is both well ordered in massing and charming in curb appeal. Although the pediment bungalow is not as common as either of the two styles it borrows from, it is certainly deserving of celebration. It is an excellent example of ingenuity and adaptability in American architecture.

The renovation and expansion of the house began in 2003 under the careful stewardship of its current owner along with assistance from her architect (Michael A. Barber). The addition of a 400 square foot master bedroom/bathroom suite (total improvements 1,530 sq. ft. 3/2) is located at the rear of the house has allowed the owner to retain the original appearance of the home from the street while continuing the tradition of maintaining the neighborhood fabric. To further maintain continuity, the addition was designed using the original style to provide for a seamless transition from old to new construction. The interior features a blend of 1930's appointments in the renovation of the

April 2, 1947, who sold the home to R. A. Green and his wife, Lollie Louise, a month later for \$ 6,967.09. The Greens sold the home to Oliver and Doris Crane, who owned the home until February 2002 when it was purchased by current owner, Heidi Schrab."



3 CARAS HOUSE – 2004

Paige and Jaime Caras Owners



The Caras House is a classic Prairie Style home built near the turn of the century – just try to guess which century! At less than six months old, and meticulously designed to reflect the owners' taste while also fitting the character of the surrounding neighbor-

proportions, trim sizes, and roof pitch. While the Prairie Style matched the owners' tastes aesthetically, the typical large porches also dovetail with their desire for outdoor living.

On the inside layout, flow, functionality, maximizing storage, and solar considerations were the principal design issues. All of the interior woodwork, including cabinets, mantel, and trim, was a collaborative design/build process between Jamie Caras and the finish carpenters. Builder Steve Bratton accommodated the homeowners' attention to detail and was frequently present on-site, implementing many design and construction decisions on the spot.

Building a new house here was facilitated by one of the more interesting features of this property: except for the carriage house at the back of the lot, the land had remained vacant since the original 1920s platting. Although most of Hyde Park between 38th and 45th Streets was platted in 1891, the area south of

hood, it has the look of a home that was popular in the 1905 - 15 era. Typical attributes of the Prairie Style, popularized by Frank Lloyd Wright and his peers, are a low-pitched hipped roof (pyramid shape), wide porches, and a symmetrical facade with front entry. Many of these homes have a nearly square footprint, as is the case here, a subtype sometimes called the Prairie Box or American Foursquare.

Owners Jamie and Paige Caras, residents of the north Hyde Park neighborhood for ten years, embarked on creating the house of their dreams here. Paige and Jamie were inspired by homes in Missoula, Montana, and an Austin example of the Prairie Style home in the 900 block of West Ave. With fairly well formed ideas of desired appearance and floorplans, they then turned to local architect Lotte Vehko to translate their ideas into a highly functional design.

Adapting to the constraints of 43rd Street, one of the busier internal thoroughfares in Hyde Park, was also a prime consideration and influenced such things as window placement and heights. Several draft drawings of exterior appearance were necessary which also included changes in window sizes and

43rd, between Ave D and Guadalupe, was originally envisioned as a large park. By 1921 most of the homes on the east side of Ave. D in this block were constructed, but only the Brownlee-Huston House (also on tour) stood on the west side. This corner lot and the one to the south were purchased together around 1924 by Gerald Bacon. Mr. Bacon, an electrical contractor, lived in the carriage house with his family for three decades, although apparently he intended to construct a larger house on the land. For reasons unknown, this never came to pass; the house at 4212 was built in 1927 after that half of the land was sold. The carriage house and remaining land, where the Caras house now stands, were sold for \$4,500 in 1955 to Charlie D. Hare who, by that time, was the owner of the adjacent house at 4212. The carriage house became a rental unit while the vacant land was used for gardening and recreation. In the late 1980s -mid 1990s, Mr. Hare's elevated tomato patch on an oversized picnic table became somewhat of a landmark in the neighborhood. Of course, by 1997 when advanced age forced Mr. and Mrs. Hare to sell, the character of Hyde Park had changed considerably with few vacant lots for garden patches. The vacant land was finally purchased in 2003 by the Caras family and construction began on the home.

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4 BROWNLEE HOUSE – 1911

Christine and Ted Huston Owners



This elegant house, built in 1911, stood alone mid-block for ten years. Mrs. Mary Banford Brownlee bought the lot on which it stands for \$ 750 on July 11, 1911 and commissioned Simon Gillis to build the house for \$ 2,250 a month later. Mr. Gillis

in 1938 to take elective office for the first time. Years later, after Johnson had established himself as a successful politician, Mr. Brownlee would become a Johnson supporter. "I worked it out with the Lord," he said. "I realized it was good for Texas to have a younger senator with a long future ahead. You can't hold a grudge forever and live happily. Besides, I got into politics to get paved roads for the counties around here."

The Brownlee House was built with an eye toward entertaining. Visitors coming into the home are surprised by its spaciousness, an effect achieved by the open floor plan and the high ceiling. The entry hall, living room, and dining area form an integrated whole, each space visually separated from the others by interior columns. The pine floor, the diamond-paned windows, the mission-style ceiling fixtures, and the columns a visitor sees upon entering the house today are as they were when Mrs. Brownlee had the house built. The period colors of the painted walls, however, replace the wallpaper of her time. In restoring the home,

listed himself at the time in the city directory as a carpenter, contractor, builder and owner of the Austin Lumber Company. He would later become a prominent Austin citizen, serving on the City Council as a Democrat from 1933 to 1946.

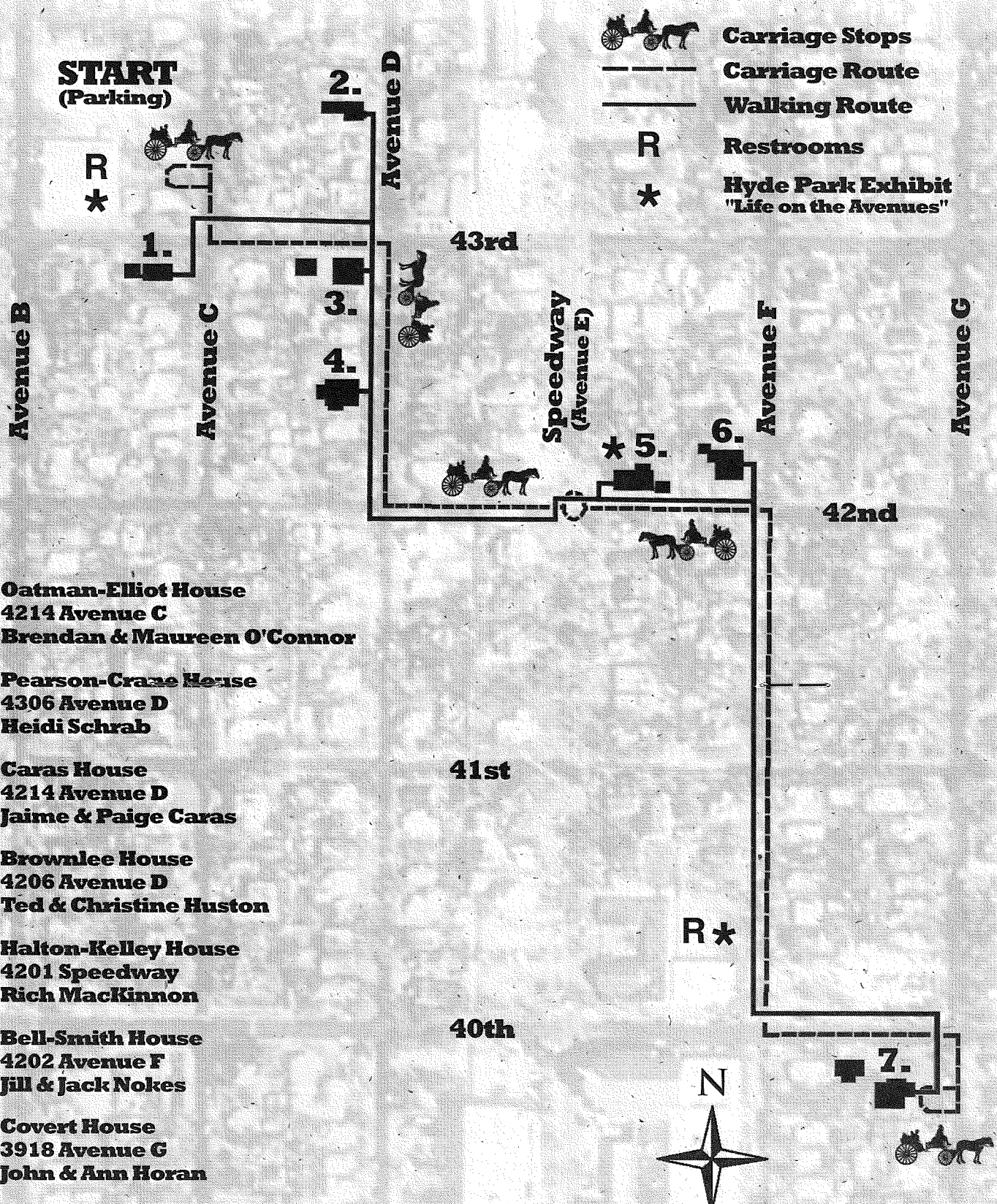
Mr. Gillis probably adapted a design from a pattern book to meet Mrs. Brownlee's requirements. Recently widowed, she wanted to move to Austin from Burnet so that she could entertain and provide home cooking for her three sons, all of whom were attending the University of Texas at the time. Because her late husband was a prominent physician in Burnet, she no doubt wanted the house to have a real street presence. The exterior took the form of an American Four-square bungalow. With its symmetry, its high peaked roof and its expansive colonnaded front porch, the house possesses a classical grace.

This bungalow has large rooms, but it was designed with just two bedrooms — one for Mrs. Brownlee and the other for her sixteen year old daughter who herself would later attend the University. It remains a two-bedroom bungalow today. One of her sons, Charles Houghton ("Hap") Brownlee, would later serve four terms in the Texas State Senate. Today, he is perhaps best remembered as the person LBJ defeated (by about 50 votes)

Chris and Ted Huston became aficionados of the "Arts and Crafts" movement which was in its heyday at the time the house was built. The living areas feature a collection of antique furniture made during the time by well-known craftsmen such as Gustav Stickley (and his brothers), Charles P. Limbert, and the Shop of the Crafters.

The two principal owners after Mrs. Brownlee - the Fletchers (1922-1963) and the Pages (1963-1991) - chose maintenance and restoration over remodeling. The Fletchers added a sleeping porch to the South side of the house in the 1920s; the Pages lovingly maintained the house, being careful to protect its fabric.





1. **Oatman-Elliott House**
4214 Avenue C
Brendan & Maureen O'Connor
2. **Pearson-Crane House**
4306 Avenue D
Heidi Schrab
3. **Caras House**
4214 Avenue D
Jaime & Paige Caras
4. **Brownlee House**
4206 Avenue D
Ted & Christine Huston
5. **Halton-Kelley House**
4201 Speedway
Rich MacKinnon
6. **Bell-Smith House**
4202 Avenue F
Jill & Jack Nokes
7. **Covert House**
3918 Avenue G
John & Ann Horan



2004 Hyde Park Homes Tour

5

HALTON-KELLEY HOUSE — 1909

Richard MacKinnon Owner



The Halton-Kelley house, a three-story structure of the late Victorian style, stands out as one of Hyde Park's most interesting historic homes. The home is a relative newcomer to Austin since its journey from nearby Round Rock.

Rich MacKinnon, who has lived in the house for four years, revitalized the yard by planting trees, including a sycamore, pecan, red bud and Mexican olive tree (which blooms all year round). He also planted environmentally friendly native vegetation, which requires little watering, although the first year of planting demanded much attention. In addition, MacKinnon moved the exterior white fence closer to the property to accommodate his dog.

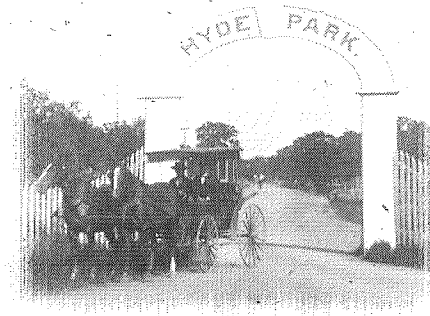
MacKinnon retained the original wood flooring under carpeting, while adding new flooring where needed. He also remodeled the closet in the master bedroom. The second-floor view from the wraparound porch offers an exciting glimpse of everyday life in Hyde Park.

The beautiful stained glass windows in the walls and on the doors, as well as delicate transoms, give the interior of the home a light and airy feel, which MacKinnon tempers with sturdy,

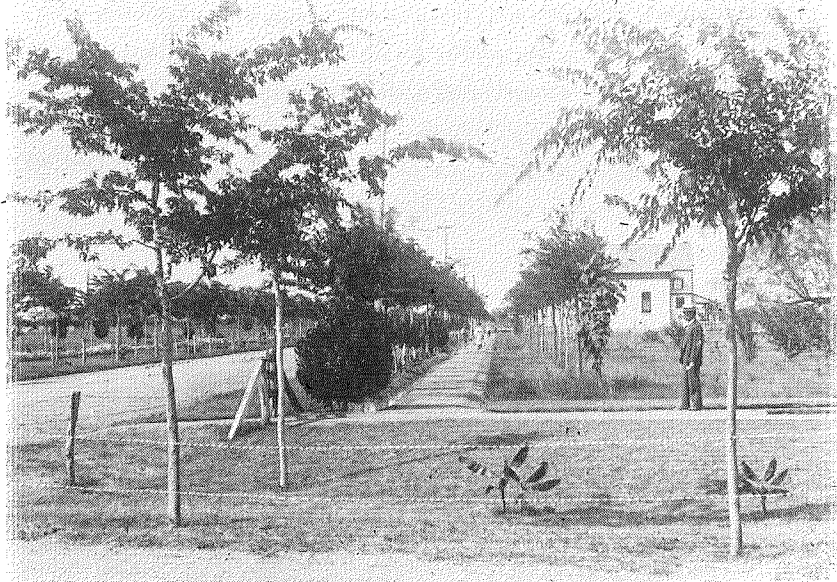
In 1909, John Charles Halton and his wife Lula built the house on the corner of West Liberty and Brown streets in Round Rock. The Halton's five children enjoyed using the upright supports of the porches as "fireman's poles" for imaginary emergency escapes, but unfortunately in 1961 Hurricane Carla destroyed the original wraparound porches. The Haltons lived in the house until 1950, and it was eventually sold to C.O. Kelley. C.O. and his wife Nan, who as a widow lived in the house until 1992, modernized the house, adding brick to the front and a two-car garage.

In late 1992, Ricci Shanks bought the then two-story Halton-Kelley house from Nan Kelley and in 1993 and moved it to its present location on Speedway. The relocated house filled a space where another home had been demolished to make way for an apartment building. Shanks hired crews to split the first and second story before moving the structure, because of the large trees in Hyde Park; he also reconstructed the wraparound porches. The next owners completed the extensive remodeling, including the addition of a third floor, enlarging the kitchen, installing a fireplace, and adding an exquisite pine staircase. The wraparound porches and sturdy constitution suggest the feeling of a steamboat, which is why some call the house's style "Steamboat Victorian."

richly hued furniture. His love for antique chest benches, eclectic art and monkeys is evident in his choice of décor. MacKinnon prefers to call the home "Rancho Chango", rather than the more austere "Halton-Kelley house." Visitors will no doubt be wowed by this neighborhood treasure. Don't forget to walk out onto the widow's look on the third floor! There is also the Elisabet Ney portion of the photo exhibit Hyde Park / Life on the Avenues on the third floor. Another part of this exhibit may be viewed at the Tannehill House at 4008 Avenue F on the route between the Bell House and the Covert House.



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6 BELL-SMITH HOUSE – 1895

Jill & Jack Nokes Owners



The cottage that Thaddeus and Florence Bell had built in 1895 is an excellent example of the folk Victorian style: a simple carpenter-built structure embellished with Victorian detailing which became available through mail order via the expanding American

our time. Objects range from cast-concrete angels that were a gift from their daughter to a snow globe that is a New York City-Twin Towers souvenir. The wall also includes pieces of black granite from Llano, a basalt stone from Arizona, fossil shells, rocks from the Rio Grande and *Exogyra* fossils from a Cretaceous oyster. The fact that almost all the objects were discovered by the Nokes and their family and friends gives it a personalized look and feel.

The wall was designed by Berthold Haas, a stone carver, furniture maker, painter and grotto builder. The idea for the structure was to go as loosely as possible within the form and be “a little baroque,” Jill explains. “We needed formal edges to contain the chaos.” She and Haas picked through a large pile of gathered objects, looking for pieces that would fit within the structural constraints of an archway.

railroad system. Appropriately, it is now framed by a renowned folk garden designed and built by landscape designer Jill Nokes and her husband Jack.

The Bells decided to move to the newly developing suburb of Hyde Park in 1894. For \$900 they purchased the lots and contracted with Lorenzo W. Culver to build a new home that modestly incorporated many of the features of the popular Eastlake style. Some of these architectural elements include the prominent porch, the cut-out scroll ornamentation, jig sawn brackets and turned wood columns. In the interior the original carved window and door casings echo the incised motif of the wooden mantel in the corner fireplace. The house was designated an Austin City Landmark in 1982 and has been beautifully restored.

The Nokes have also finished out the attic and added a screened porch which overlooks the garden. Most recently a studio was built for Jill's landscape design office.

The Nokes garden is one of Hyde Park's treasures. Jill's interest in the folk gardens of south Texas and Mexico inspired the Nokes garden and storybook garden wall. This wall has become a depository of artifacts for this family, the neighborhood and

The garden has more than 275 species of plants and trees-most of them native to south Texas and Mexico. The garden's maguery plants are among the highlights. Meso-Americans believed the Creator gave them the maguery to provide them with almost everything they needed. Jill's goal is for the garden to consist primarily of native shrubs such as the colina, or prickly ash, and the Vasey's adelia, a rare south Texas shrub.. "This garden is only two years old but I envision a gradual evolution toward an enduring garden, an interesting collection of native or adapted plants that are associated with a personal experience or memory."

For more on the Nokes' garden see, "A Garden Full of Secrets" by Robert Zitkel in the May/June issue of "Natural Home". For information on growing your own garden see Jill's book, "How to Grow Native Plants of Texas and the Southwest" published by the University of Texas Press.



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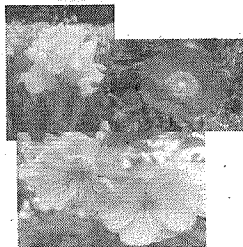
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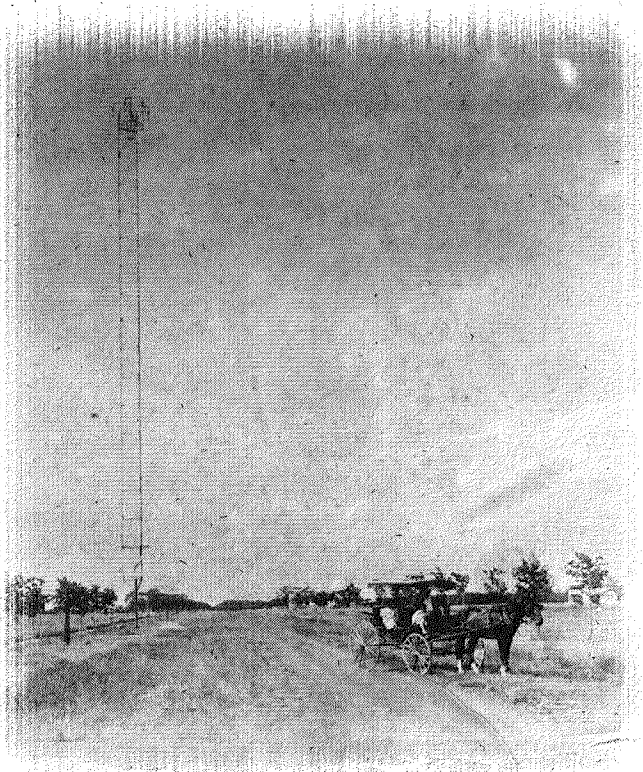


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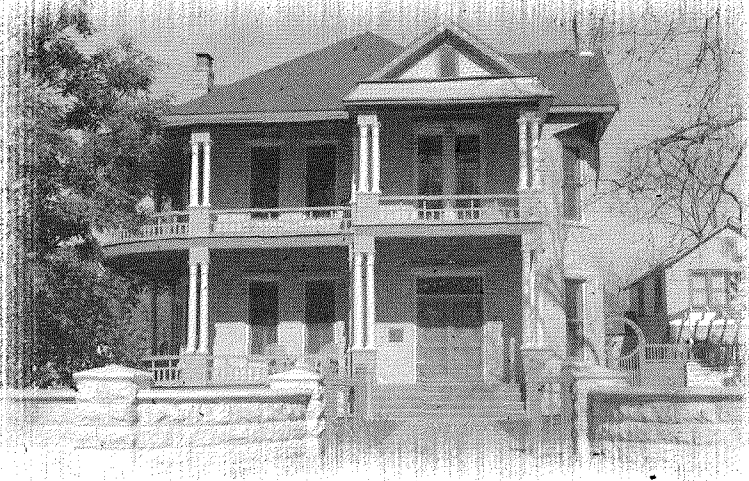
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7

COVERT HOUSE – 1898

John and Ann Horan Owners



This sturdy Queen Anne style villa—named an Austin city landmark and listed on the National Register of Historic Properties—was built by Frank and Annie Covert in 1898. Frank Covert, a prosperous entrepreneur, founded the Covert

Double-hung windows, the use of limestone sills and lintels and a recently built limestone perimeter also define the house as Queen Anne.

John and Ann Horan, the current owners, carried out extensive renovation of the interior and exterior when they purchased the house in 1998. Although they stripped much of the home to the studs for rewiring and painting, the Horans preserved the original historic character of the home by restoring the front porches and walls, restructuring the robust interior pine (?) staircase and its decorative millwork, and building a limestone perimeter wall. They also refurbished the kitchen by installing inset cabinets made of bird's eye maple and granite countertops, as well as replacing part of a full bathroom with a pantry. Without disturbing the ceilings and perimeter, the Horans also installed central air and heating; the strategically placed transoms and windows serve as a decorative reminder of the days before air

Automobile Company and donated the Mount Bonnell overlook to Travis County. The stately appearance of the Covert House adds to the unique historic quality of Hyde Park.

Numerous owners have lived in this spindled beauty since the Coverts sold the home in 1905. The Home of the Holy Infancy, a Catholic orphanage and home for unwed mothers, later known as the Marywood Home, occupied the house from 1927 to 1931.

Several characteristics make the Covert House a prime example of Queen Anne architecture, a style that thrived during the industrial revolution of the late 19th century. The two-story wrap-around porches and right-flushed entrance lend the home an asymmetrical appearance. The eclectic Queen Anne style can also be seen in the home's strong horizontal emphasis, diversity of textures and materials, complex roof system and decorative indoor and outdoor detailing. Inside, the transoms (structures located over doors and entryways once used for ventilation), intricate ornamental wooden arches and rose-and-gold stain-glassed windows give the home a colorful and textured appearance. There are six original fireplaces located throughout the home.

conditioning, when cross-ventilation was the only way to cool the house during a hot Texas summer. Through their renovations, the Horans earned the Covert House a Heritage Society Award in 2001. Modernization meets historic conservation in this charming and remarkable Hyde Park gem, arguably the neighborhood's grande dame.



F riends of the Historic Hyde Park Homes Tour

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Bert & Celeste Cromack
Susan Moffat & Nick Barbaro & Zeke
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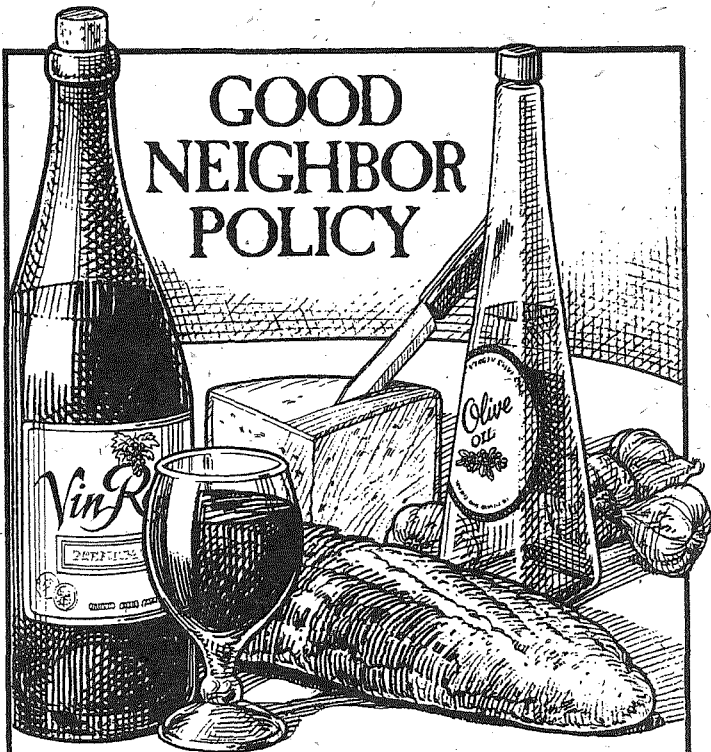
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