

Hyde Park Homes Tour 2005

Front Porch Friendly

Cover design by Lorre Weidlich

HYDE PARK MARKETPLACE

4101 GUADALUPE

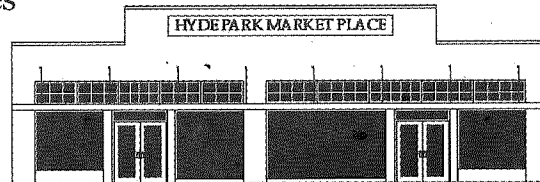
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for the Volunteer Party



Front Porch Friendly

Welcome to Hyde Park. Our front porches say a lot about the assumptions of the early builders of our neighborhood. They seem to have understood that social interaction is an ongoing human need. In Hyde Park, unlike modern suburbs, one can sit on a front porch to observe the life in the streets and converse with friends and neighbors.

Hyde Park was not always seen as a desirable location. Only three decades ago, this was a declining inner-city neighborhood, with many of its houses being torn down for kitchenette apartments and commercial and institutional use. That's when the Hyde Park Neighborhood Association was formed by a few residents who were desperate to protect what was left.

What you see to day is largely the result of two efforts. One is the effort by the homeowners themselves, who invested heavily of their time and money to restore, renovate, or replace the dilapidated housing stock that remained. The other effort is by the Hyde Park Neighborhood Association, which has fought

commercial and institutional encroachment almost continually for the past 30 years and continues to do so today. The Neighborhood Association also sponsors regular alley and graffiti clean-ups, neighborhood-wide social events, improvements to Shipe Park and the Elisabet Ney Museum, and of course, since 1976, an annual homes tour to acquaint others with the possibilities and pleasures of living in vintage housing. Both homeowners' efforts and Neighborhood Association efforts build on the vision of the original developer, Monroe Shipe, whose donation of a full block of his development for a public park continues to enhance our lives.

I hope you enjoy getting acquainted with our "Front Porch Friendly" neighborhood. We're glad you're here.

John Kerr, President
Hyde Park Neighborhood Association



The Sears/King House **209 W 39th Street**

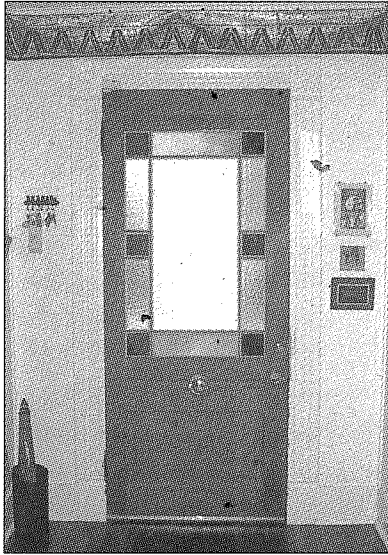
Steve Wechsler and Marie Carmel

In 1896, Reverend Henry Sears moved to Austin from Tennessee to serve as Presiding Elder of the Methodist Episcopal Church, Austin District, Texas Conference. The following years, he and his wife Jennie purchased a lot from Dr. Samuel Weisiger, State Lunatic Asylum Superintendent, and built a house there. During Rev. Sears' distinguished career, he served as Chaplain of the State Lunatic Asylum from 1909 to 1915 and Chaplain of the Texas State Senate from 1905 to 1915.

In 1915, Rev. Sears deeded the house to Florence Sears, "my beloved adopted daughter." About 1924, Florence Sears married Frank W. King, who shared the house with her until his death in 1961. Florence continued to live there until 1975, two years before her death. In her later life, Florence Sears King was declared incompetent and Minna Bel Oland, Frank King's daughter, was appointed her guardian. (It is unclear whether Minna was also Florence's daughter.)

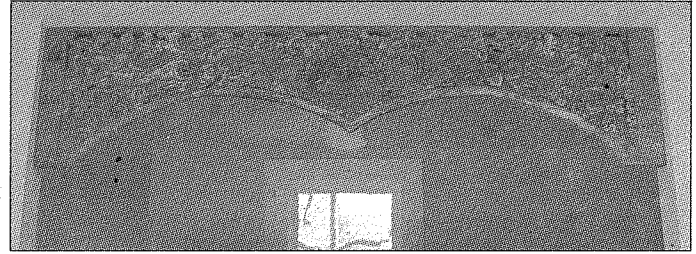
◆ This classic example of a Victorian cottage, the one surviving Victorian building on this block, was a key contributing structure in the designation of Hyde Park as a Historic District. Its significance is not only architectural but historical, because of its connection with one of early Austin's prominent religious leaders.

After a ten year period (1976-1986) of serving as a rental property, the house was purchased by Lawrence Mueller, a professor of architecture, and Margaret Cevin Cathel, a screenwriter, who restored the house to its Victorian charm. The improvement process was continued



Eastlake Front Door

by its present owners, Steve Wechsler, a professor of linguistics and Marie Carmel, a landscape architect, who purchased the property in 1993. Steve and Marie expanded the original modest cottage with an addition planned around both privacy and spaciousness. The addition, designed by architects Mell Lawrence and Gregory Thomas, contains the bedrooms and a living



Balinese Carved Arch over the Entrance to the Addition

area. While sleekly modern, its design echoes the scale and massing of the original structure, including window proportion, gables, and roof design.

The home has been designated a Historic Landmark, and as its historic register nomination states, "...this house is one of the neighborhood's finest examples of late-Victorian architecture.... Apart from its architectural significance, the Sears House also represents development efforts in Hyde Park...the dwelling typifies the affordable suburban house that early promoters heralded as an alternative to urban living arrangements."

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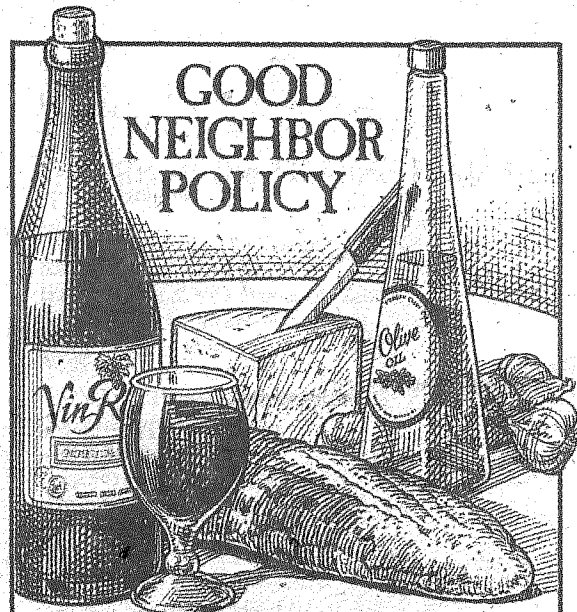
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Austin History Center

PICA 2623 (detail)



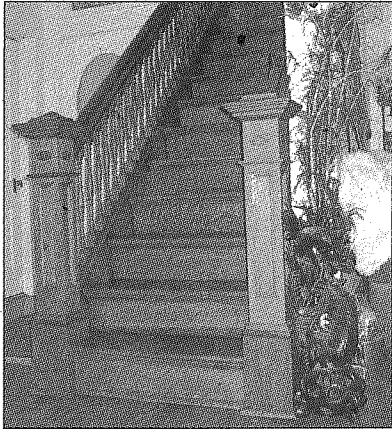
The Waldrop-Agee/Spence House, with its portico, columns, and classical lines, is a significant example of Colonial Revival architecture. As an interesting aside, it is also notable for being one of the oldest apartment buildings in Hyde Park.

The earliest record of the property is an 1895 deed attesting to the sale of the lot; after several subsequent owners, it was purchased in 1921 by Achilis and Ruth Waldrop, who built the house the same year. The Waldrops lived there only six years.

The Waldrop/ Agee-Spence House **200 W. 40th Street** Cindy Agee and John Spence

During the next twenty-two years, the house passed through several owners. In 1930 it became a triplex, and it has continued as a rental property, with or without owner occupancy, off and on through the present.

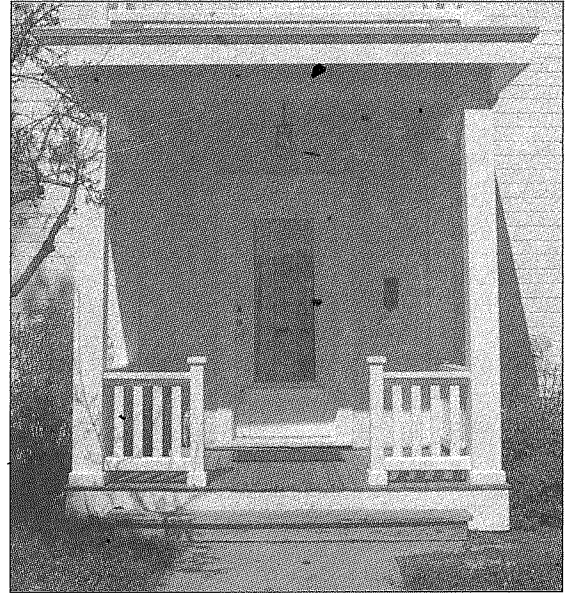
In 1948, the Lindsey family began their 35 years of tenure. They continued to rent part of the house, often, during the 1950s, to University students returning from World War II. They enclosed and enlarged the back porch and stairway to add two bedrooms; added the upper front porch windows from materials salvaged from Camp Swift in Bastrop; and replaced the interior stairs with an exterior staircase to accommodate renters. Homer Lindsey, a salesman for the Hyltin-Manor Funeral Home, apparently died in 1962, but his wife Jessie continued to occupy the house until her death in 1982. John Spence and Cindy Agee became its owners and began its restoration in 1986.



The Antique Staircase

John has done most of the remodeling himself, including such major work as leveling the floors, converting doors into windows and vice versa, installing antique stained glass windows and transoms, and rebuilding the downstairs porch facing Avenue D. He designed and built the entrance, inspired by the Colonial Revival style of the porch. The entrance opens into a foyer from which a beautiful, antique staircase rises. This staircase, salvaged from a home in Missouri, fit the present space within three inches of the original. A unique stained glass window, with curved panes, separates the remodeled kitchen from the entrance. The many windows provide light and add to the feeling of spaciousness. Sculptures – a contemporary, metal sculpture in the front yard and Balinese stone sculptures in the back yard – add a unique, individual accent to the grounds.

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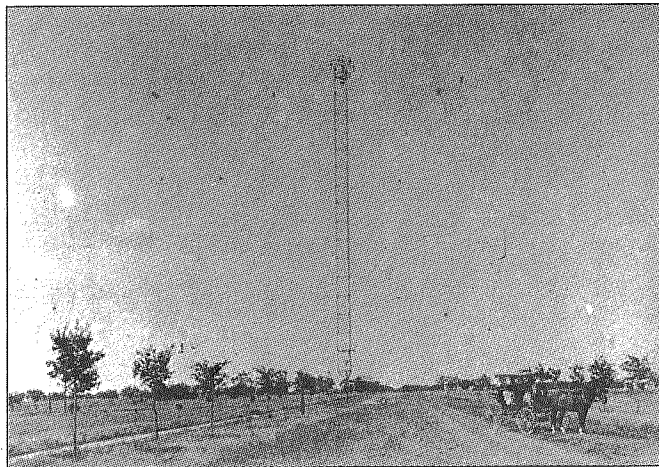


The Reconstructed Colonial Revival Entrance

Waller Creek was named after Edwin Waller, an early settler and the town surveyor.

The Moonlight Tower

Speedway and West 41st Street



Austin History Center

PICA 02612

“Before they were erected, many city residents predicted the 24-hour light would cause severe overgrowth of gardens and lawns: Farmers said that the giant corn and beans would be impossible to harvest, that grass would have to be cut with an axe, and that chickens would lay eggs 24 hours each day. Fortunately, none of these dire predictions came to pass.”*

The subject of all this trepidation was the 31 lighting towers purchased by the City of Austin in 1894. Known today as the Moonlight Towers, 17 still remain. The use of lighting towers was common in American urban centers at the end of the Nineteenth Century, but today Austin is the only place where they are still used, and Hyde Park boasts the first Moonlight Tower installed in Austin. When the Hyde Park Addition opened in 1891, the electrical generators at the dam, planned as part of Austin’s new electrical system, were not complete. Hyde Park founder Colonel Monroe Shipe powered the Hyde Park Moonlight Tower with electricity from his own generator.

The towers are 165 feet high and constructed of cast and wrought iron. Each was originally powered by six carbon arc lamps, which were replaced by incandescent lamps in 1925 and by mercury vapour lamps in 1936. In 1993, Austin restored its remaining Moonlight Towers and added a commemorative plaque to each. Both the city of Austin and the state of Texas list the towers as historic landmarks, and in 1976 they were entered into the United States National Register of Historic Places.

**Texas Architect, October, 1998*

An Architectural Note

One of the lessons of any study of material culture is that nothing exists in a vacuum, certainly not a house. A dwelling is more than a structure; it reflects the personality of its inhabitants, testifies to the history that shaped it, and acts as a microcosm of the cultural environment that gave birth to it. The six houses and the museum – formerly a house and studio – on this year's Homes Tour represent styles of architecture that grew out of distinct social conditions and world views.

Eastlake style architecture (the Sears-King House) was named for Charles Locke Eastlake (1836-1906), whose book, *Hints on Household Taste in Furniture, Upholstery, and other Details*, first printed in America in 1872, translated the ideas of William Morris and John Ruskin into a decorative vocabulary that emphasized simple lines, a cohesive style, and hand crafting. His concepts represented a reaction against the heavy furnishings popular at the peak of the Victorian Era; his book became the foundation for the Arts and Crafts Movement in America.

The Sears-King House, classified as a cottage by the Victorians, who divided their dwellings into cottage and villas, displays the features associated with the Eastlake style: a verandah with turned posts and spindle work, a bay window, steep roof, 2/2 windows, asymmetrical massing, and a front door with a central glass pane surrounded by smaller panes.

Colonial Revival architecture (The Waldrop-Agee/Spence House and the Walter H. and Bettie J. Badger House) first appeared at the 1876 US Centennial Exposition and remained popular until the mid-1950s to. It borrowed freely from Federal (1780-1820) and Georgian (1700-1780) styles, but also developed Spanish and Dutch subtypes. It represented a new pride in America's idealized Colonial

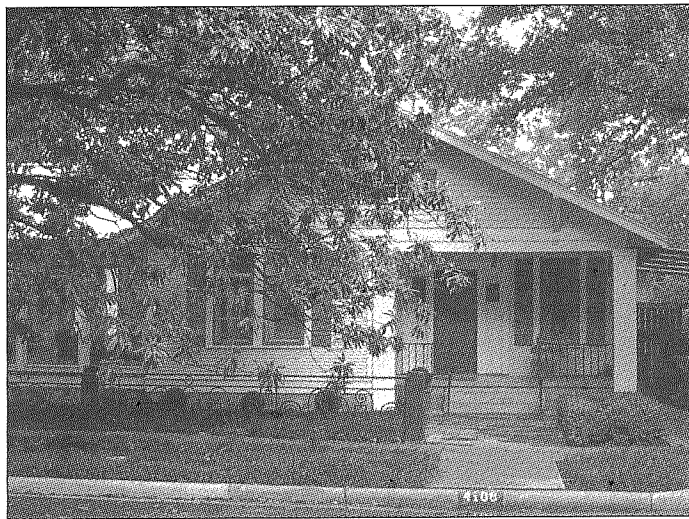
past and nostalgia for the "good old days," fueled by industrialization, the chaos of the post-Civil War era, and the waves of immigration hitting America's shore.

Both the Waldrop-Agee/Spence and the Walter H. and Bettie J. Badger houses display the characteristics of Colonial Revivalism: a symmetrical façade, often with a side porch; classical detailing; a front door flanked by sidelights and topped by a transom; a center entry-hall floor plan; fireplaces, columns, and porticos.

The remaining three houses on the tour – the Murray-Chote-Thomas House, the Stone-Bohls House, and the Turner-Hebert House – are bungalows. Rooted in the native one-story bungalow of Bengal, India, the bungalow provided the efficient floor plan and structural simplicity required by the simplified lifestyle of twentieth century America. Bungalows are identified by their low-pitched roofs with either front or side gables; decorative brackets; wide eaves with exposed rafters; and square-columned porches. The Craftsman bungalow, promoted by Gustav Stickley in his magazine, *The Craftsman*, tended to be larger and relied more heavily on natural building materials for a rustic look. Bungalows were cheap to build and often available as kits, making them the perfect choice for first-time home buyers.

The Elisabet Ney Museum, built in 1892, is the oldest building on this year's Homes Tour. It is a unique structure that grew not out of a cultural movement but out of a particular personality. It is a personal combination of the Romantic and the Classical, the conventional and the iconoclastic. A Classical portico and a tower topped with castellations are two features in a structure "that is as picturesque as a European castle, and as practical as a frontier house."* Like Elisabet Ney herself, the house refuses to confine itself to any one style or norm.

* *Historical Walking Tours: Hyde Park*, copyright 1993, City of Austin



Few houses, even in Hyde Park, have gone through as many changes as the Murray-Chote-Thomas house. In 1915 the lot was part of the Weisiger-White property at 4104 Avenue F and held only a barn, built in the early 1900s by Mr. White to house his carriage horses. After the two lots were separated, Mr. White sold the property to W.H. Murray, who constructed a

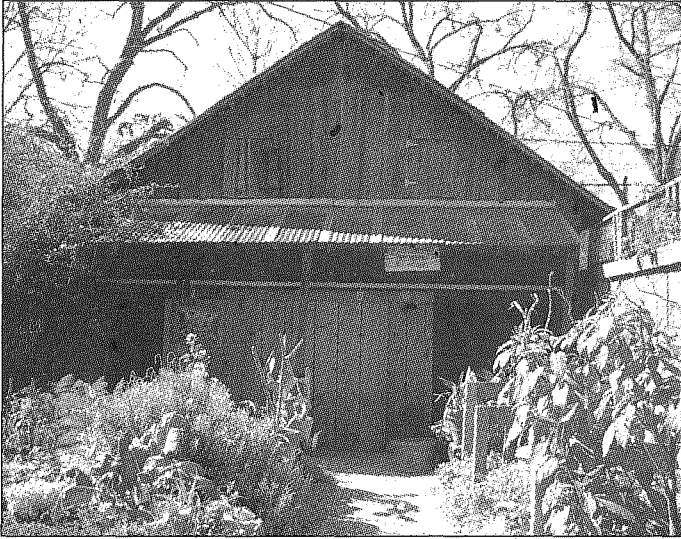
The Murray/Choate/ Thomas House **4106 Avenue F** Grant and Margot Thomas

classic bungalow with a front porch that spanned the front width of the house.

In 1924 the property was sold to spinach merchant E. M. Chote. A few years later, in 1930, the house went through its first transformation – the addition of a back wing. In the early 1940s, after Mr. Chote's death, Mrs. Chote moved into the back wing and converted the front of the house into two rental units.

The building remained a triplex until Grant and Margot Thomas purchased it in 1976 and began a series of changes that have continued until the present. They began their transformation of the house by restoring its status as a single-family dwelling. The process continued with the addition of a belvedere above the center of the house (1979); the expansion of the original kitchen by incorporating the adjacent “mud room” (1981); the conversion of a screened-in kitchen/ porch on the rear

southwest side of the house into a master bedroom (1982); the addition of a loft and sleeping area on the northwest side of the house (1984); the remodeling of the kitchen and dining room, the addition of a family room, and the expansion of a bathroom (1987); and, most recently, the addition of a screened-in porch, a design of architect Paul Lamb, to the southeast side of the



The White Barn

house (2005). The landscaping has progressed along with the house, concluding with a recent redesign by James David of Gardens.

Inside, the house is a fusion of vintage architectural details – the woodwork, oak beams,

and French doors of the entryway, for example – with more casual, contemporary décor, such as the candle chandelier in the dining room and the butcher block kitchen counters. The result is an elegant but comfortable living environment.

Unchanged and still present is the original barn, waiting perhaps for some future adaptive reuse. In the meantime, it stands as a reminder of the history of this piece of Hyde Park.



Looking Up into the Belvedere

Lots in Hyde Park could be bought for around a \$100.



The Elisabet Ney Museum (Formosa) is the former studio of 19th-century European portrait sculptor Elisabet Ney (1833-1907). Built in 1892 in a remote corner of Hyde Park, Ney's former studio is, today, a National Historic Landmark. In 2002, the National Trust for Historic Preservation described the Ney as "one of America's most significant artists' homes and studios."

In her Hyde Park studio, Ney created finely wrought statues of Texas heroes and the people who shaped the frontier state at

Elisabet Ney Museum **304 E. 44th**

"Shall not our dwellings, our public buildings, our factories, our gardens, our parks reflect in reality the loveliness of our artistic dreams?" Elisabet Ney, circa 1895

the turn of the century. Here, Ney also helped inspire the founding of the Texas Fine Arts Association and other continuing institutions to support the arts in Texas. Ney's good friend Bride Neill Taylor recalled that, at Formosa, "visitors were sure to meet the most interesting, the most distinguished men and women the little capital could boast." Most were friends who shared in the struggle "to bring a sense of beauty into the crude bareness of Texas life." In 1911, following Ney's death, her friends preserved Formosa as a museum "to preserve the memory and art collection of Elisabet Ney" and "to develop art in Texas."

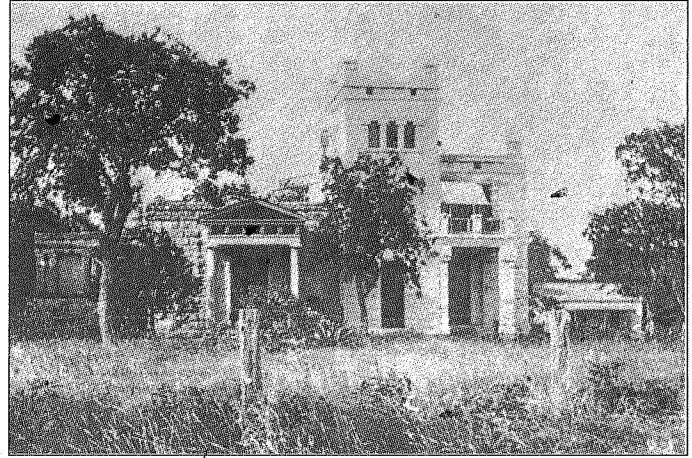
The design of Elisabet Ney's Formosa (building and grounds) can best be described as a seemingly disparate collection of elements and materials carefully and lovingly fashioned over the years by Ney as a work of art. The building is a unique

combination of Greek temple and romantic tower constructed of rough-hewn Texas limestone; it was once surrounded by a naturalistic landscape of native grasses and wildflowers where Ney frequently entertained. Like her homes in Hempstead, Texas, and Thomasville, Georgia, Formosa was an embodiment of Ney and her physician husband Edmund Montgomery's long-held dream of an "idyllic existence, amidst woods and prairies, surrounded by the unspoiled beauties of nature where each individual could grow unhampered according to his own need."

An example of architecture imitating life, Formosa is a personal reflection of Ney's rich and sometimes turbulent life, her classical training and her deeply-held belief in the power of nature and beauty to elevate the soul, a belief shaped, in part, by her experiences with Schopenhauer, Rousseau, and the revolutionary nature of 19th-century Romanticism.

Formosa remains today a tribute both to Elisabet Ney's art and to her art of living.

The museum is currently planning a comprehensive restoration of the building and grounds to restore Formosa to the way it was personally and lovingly created by Elisabet Ney.



For more information on Hyde Park history:

- Austin History Center/Austin Public Library
- *Austin's Hyde Park... the first fifty years: 1891-1941* by Sarah Sitton and Thad Sitton, Pecan Press Publications, 1991
- www.hydepark-na.org

2005 Featured Events

A Display of Artists and Writers at the Elisabet Ney Museum

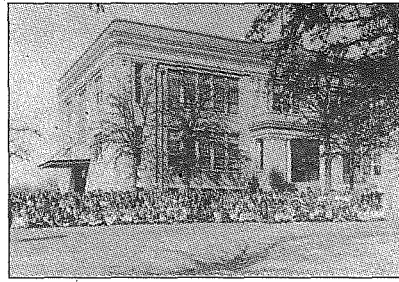
Enjoy the opportunity, mid-way through your tour of the historic homes, to view and purchase the written and artistic works of local artists and writers. Artists and writers will be on site throughout the day to greet you and discuss their works with you.

A Treasure Hunt

Calling all children! Begin at the Baker School and travel the Homes Tour route, collecting architectural treasures along the way. Collect your well-deserved reward at the Elisabet Ney Museum.

Musical Entertainment

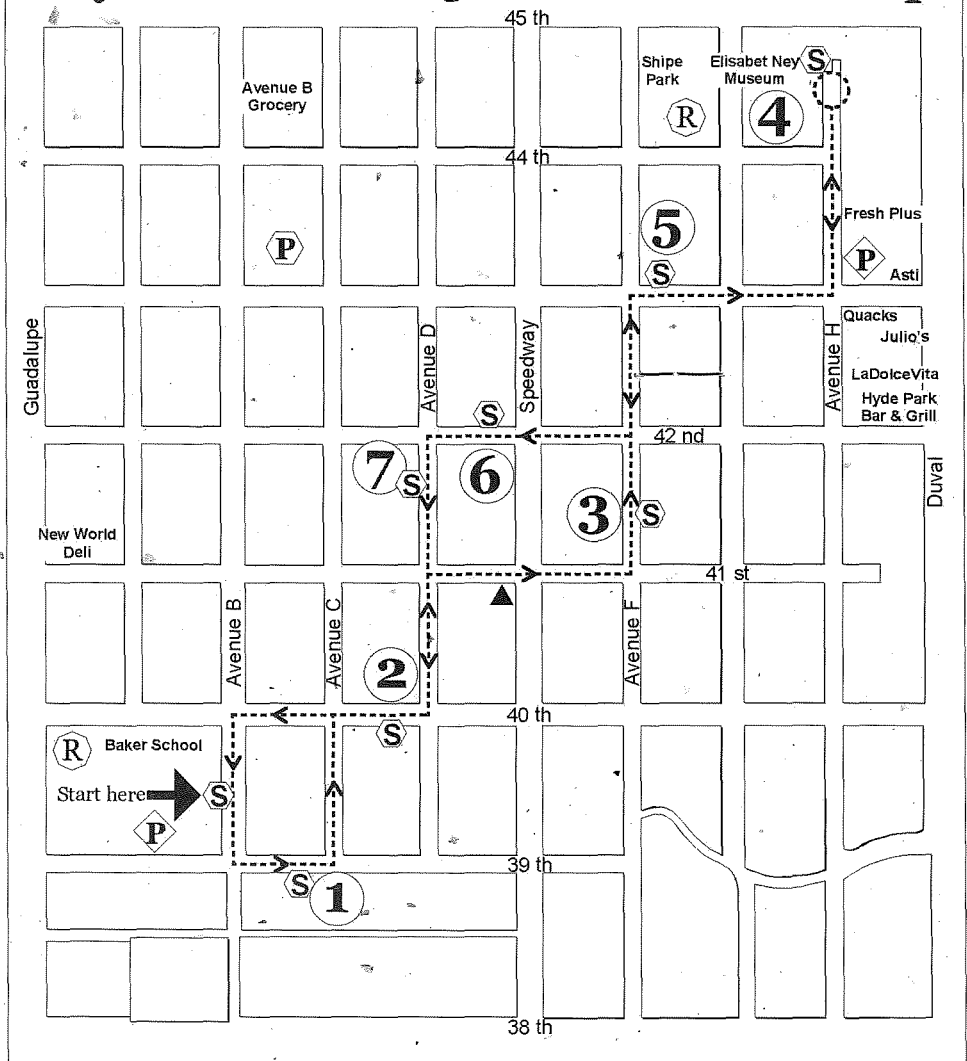
Take a few minutes during the tour to rest while enjoying live music at the historic homes. Whether your taste runs to classical, folk, or world music, you'll find something to satisfy it. Each house will have its individual music schedule posted.



Baker School
Austin History Center PICA 25395

Baker School, like Hyde Park itself, is a product of the entrepreneurial savvy of Colonel Monroe Shipe. If he expected to sell property in his new development, it needed to have all the amenities of a neighborhood – and that included a school. Responding to the need, he constructed Hyde Park School on Speedway in 1891. Shortly afterward, the Austin School District took over its administration and renamed it Baker School, after DeWitt Clinton Baker, Travis County school inspector. Never a comfortable structure, the original school was demolished in 1911 and replaced with the still extant building at 3908 Avenue B. Generations of Hyde Park youth have attended Baker School and it remains a community institution.

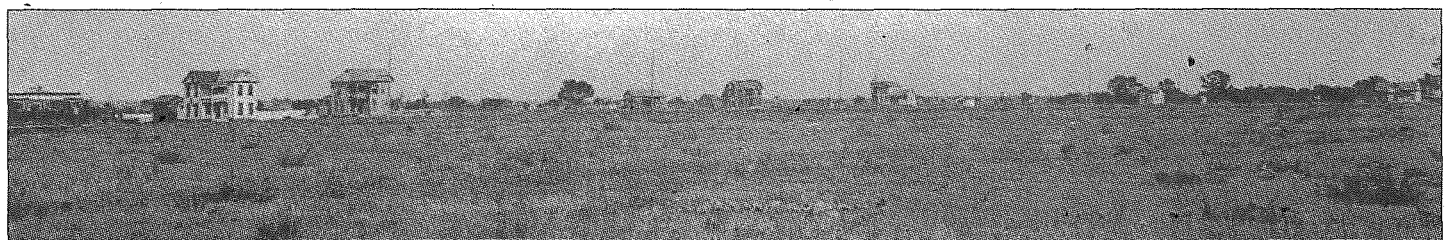
Hyde Park 2005 Homes Tour Map

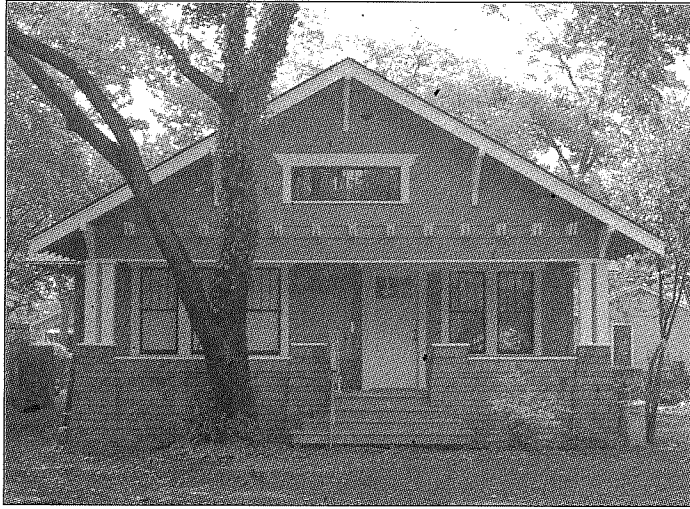


The Tour

- ① 209 39th
- ② 200 W 40th
- ③ 4106 Ave F
- ④ 304 E. 44th
- ⑤ 4309 Ave F
- ⑥ 4112 Speedway
- ⑦ 4112 Ave D

- P** Parking
- R** Restrooms
- S** Carriage stops
- ▲** Moonlight tower





The Stone/Bohls House **4309 Avenue F** Steve Ward

Contrasting colors highlight other bungalowoid features. The new wood-shingled skirt wall is set off by the lively green of the clapboard; cream-colored trim calls out both the striking line of paired decorative rafter tails under the front gable and the horizontal windows under the front, side, and rear gables. Porch ceiling and overhangs are painted a sky-blue typical of Craftsman-era homes.

City records show that the house was built in 1915, and was first occupied by Isaac Stone, a local contractor. A few years later the Bohls family bought the house. Edward, a cotton buyer, and his family of eight lived at 4309 for over 20 years. In some years, as many as seven family members occupied the house. The congestion was relieved when part of the family moved into 4309 1/2 Avenue F, which was listed in city records by 1940. Four years later the original home was converted into a duplex, which it remained until 2003.

Avenue F regulars can be forgiven if they think the house now at 4309 was recently moved onto the property: Since late 2003, when the current owner purchased this house, its original beauty and interest have gradually re-emerged. Today we can clearly see the hallmarks of a classic Craftsman bungalow: A low-pitched roof with decorative triangular knee braces; full-length porch; front and side gables; and wood columns on sloping piers.

When the current owner took possession, he found that, although the ends of the front porch tilted out alarmingly, the rest of the house was level and the pier-and-beam foundation fundamentally solid. Clapboard siding, porch columns, and joists were retained, as were the double and triple windows, with their elegant triple panes on the upper half. As part of his plan to restore the house to its original single-family residence, the owner remodeled the front façade as a one-door entrance.

"Inside" said the owner, "the house was a wreck," with rotted floors and destroyed plumbing. He spent a month gutting the interior with a sledgehammer and crowbar before he and his architect designed a one bedroom, two bath interior with an open plan enhanced by the original 9'5" ceilings.

In the south-facing side of the house, the living room, the dining area, and the galley kitchen flow into one another. Although the rooms on the north side of the house--bedroom, baths, library--are smaller, Shoji-style doors will maintain the spacious, open feel. Eventually, bamboo planted along the property lines will create privacy and echo the Asian feeling of the interior.

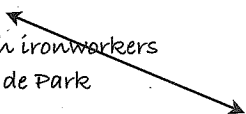


"Details of the Craftsman Bungalow Porch

The Hyde Park area was home of the Texas State Fair from 1875 until the fair moved to Dallas in 1886.

QUIZ

Hyde Park Personalities

- | | | | |
|----|--|---|---------------------|
| 1 | Honorary Mayor of Hyde Park | a | Monroe Shipe |
| 2 | Member of family of well-known ironworkers | b | Stan Kozinsky |
| 3 | Actress who filmed movie in Hyde Park | c | Jill Nokes |
| 4 | Developer of Hyde Park | d | Dorothy Richter |
| 5 | First Hyde Park Neighborhood Association President | e | Albert Huffstickler |
| 6 | The creator of the Hyde Park corner markers | f | Lee Walker |
| 7 | Architectural historian | g | Nick Barbaro |
| 8 | Publisher of The Austin Chronicle | h | Sissy Spaeck |
| 9 | Founder of Austin City Wireless Project | i | Peter Mansbendel |
| 10 | Writer of well-known book on gardening | j | F. Lee Weigl |
| 11 | Writer of state historical markers | k | Rich MacKinnon |
| 12 | Popular Hyde Park poet | l | Peter Flagg Maxson |
| 13 | Heritage Society Lifetime Achiever | m | Cynthia Beeman |
| 14 | Former Dell executive turned U.T. professor | n | Merle Franke |
| 15 | Architect of Hyde Park N.C.C.D. plan | o | Eugene George |
| 16 | Famous Texas woodcarver | p | Karen McGraw |
- 

Answers on page 29



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 The 2004 Austin Chronicle's Poll

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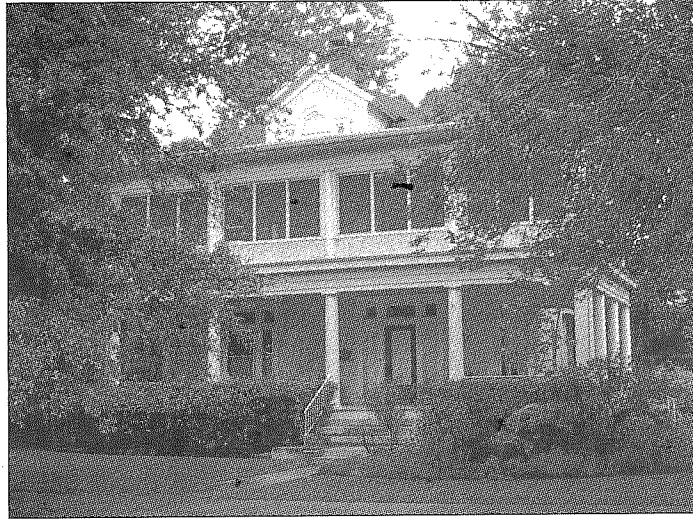
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The Walter H. and Bettie J. Badger House **4112 Speedway**

Susan Moffat and Nick Barbaro

staircase, an oak and tile fireplace dominates the left side. Both are characterized by beautifully preserved woodwork. Bay windows, pocket doors, another fireplace, and a built-in china cabinet ornament the living areas. The front staircase is matched by a rear staircase that rises from the kitchen. On the second floor are additional bay windows and a third fireplace, and several of the rooms open into a screened in porch. The converted attic space features a dormer with Palladian windows. Large rooms, high ceilings, and generous windows create an airy feeling throughout the house.

Originally built as a speculation by the MKT Land Company to promote the new Hyde Park subdivision, the property was purchased in 1908 by Walter and Bettie Badger. Walter Badger and his brother Robert, who occupied the house at 4006 Speedway, were significant Austin entrepreneurs during the first part of the twentieth century. First, with their father, they

Anyone viewing the Walter Badger house today must find it amusing to contemplate the fact that it was purchased in 1908 for \$3,500.

Its Colonial Revival exterior, with its two-tiered porch supported by Doric columns, is matched by a gracious interior. The foyer you enter from the spacious wrap-around porch is the most striking room in the house: on the right rises an elegant

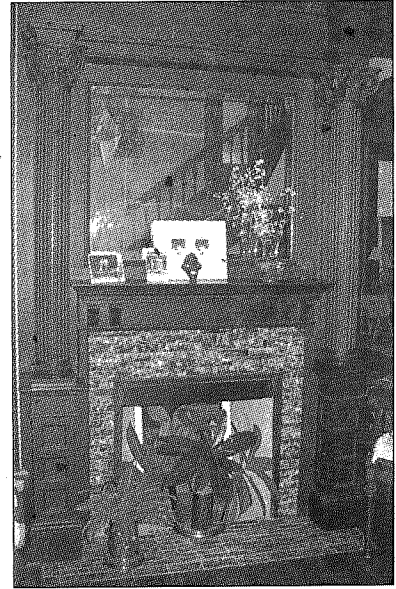
formed the B. Badger & Sons mountain cedar wholesale company. After 1929, the two brothers went on to found, first, the Yellow House Land Company, and later, the Plains Investment Company. Walter Badger paired his entrepreneurial activities with political ones: he was chairman of the citizens committee that worked to prevent the relocation of the University of Texas away from Austin.



The Colonial Revival Entrance

The history of the house between Mrs. Badger's death in 1963 and its purchase by Susan and Carl Crites-Crumm in the late 1980s was less auspicious. It went through several owners, and, in the 1970s, it was divided into apartments. The Crites-Crumms restored the house to single-family status and made im-

provements designed to restore the house to its former graciousness. Its current owners, Nick Barbaro and Susan Moffat, have continued that process by enlarging and renovating the kitchen. Susan also continues Walter Badger's legacy through her involvement with local community issues.



The Tile and Oak Fireplace

In 1990, Hyde Park was listed in the National Register for Historic Places by the U.S. Department of the Interior.

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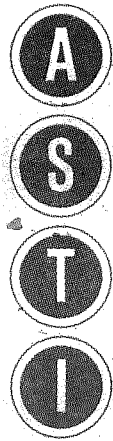
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The Turner-Hebert House **4112 Ave D**

Garland Turner and Anne Herbert

Neighbors and passersby have watched with great interest the three-year transformation of this welcoming house at the corner of 42nd and Avenue D.

The owners' initial plan was to gut and renovate the interior and add some additional square footage upstairs. They soon realized that they had a much bigger task on their hands. The original cedar post piers had failed so badly that some of the rafters had separated from the ridge beam by as much as two inches. The staircase to the original second floor, built from

scrap lumber, dominated the middle of the house. The second-floor landing required anyone taller than 5' 10" to stoop over until they reached the small hall between the two bedrooms. With small, cramped rooms downstairs, an exterior covered in lead paint, and a myriad of structural maladies, the owners decided to start from scratch. The house as it stands today is almost entirely new construction, honoring the footprint of the original house while expanding its Craftsman soul.

City records show that the house was built in 1922, but during "restoration" the owners found a pencil-scrawled note on a piece of shiplap removed from the original kitchen reading "Buylt By R A Spiller & Son Jan 22, 1924," placing the probable completion date in the spring of 1924.

The original house was one story with a front porch (the original beadboard porch ceiling and light fixture are still in place) and a small back porch. A second-story "camelback" addition, a fireplace, and the garage apartment were built in the mid 1940s. In the 1960s the house was converted to a day care center

and split into two units. It was stripped of most of the original trim and all of the original built-ins and cabinets. The house was a duplex with rental property when the current owners purchased it in May 2001.

The upstairs master bedroom/bath, the north-facing bump-out in the current dining room, and the south and southeastern porches are the only additions to the post 1940s incarnation. The owners reused some framing lumber and pine flooring from the original structure. The majority of the original windows and screens on the first floor were also salvaged and painstakingly rebuilt.

The unique first-floor doors and long-leaf pine flooring used in the majority of the structure were salvaged from a middle school in San Antonio. The windows in the gables are actually the operational transoms from the school doors.

The new foundation uses steel girder and shaker beams on deep-belled concrete piers ranging from ten to sixteen feet in depth. The exterior combines yellow-pine siding, red cedar casing and shakes (shingles), mahogany barge brackets, IPE porches, and copper flashing. The house has all new mechanicals (from city service in). The builder was the owner's company, WoodEye Construction & Design. A future patio and out-



A Craftsman Bungalow Knee Brace

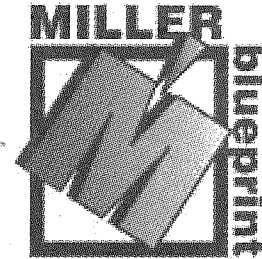
door fireplace will use the brick from the dismantled fireplace, while the garage apartment will see a facelift in the next few years.

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Answers to Quiz

1d, 2j, 3h, 4a, 5n, 6b, 7l, 8g, 9k, 10c, 11m, 12e, 13o, 14f, 15p, 16i

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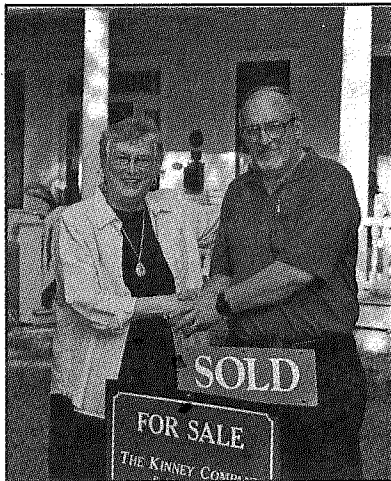
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