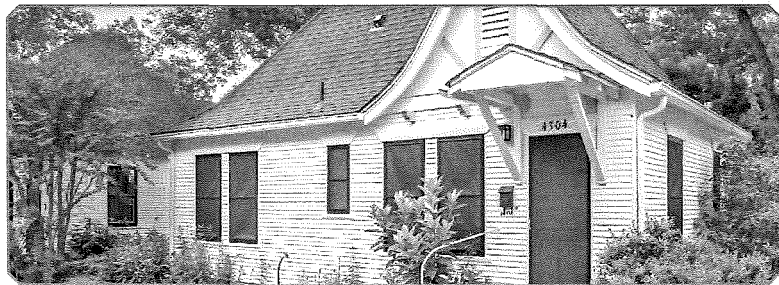
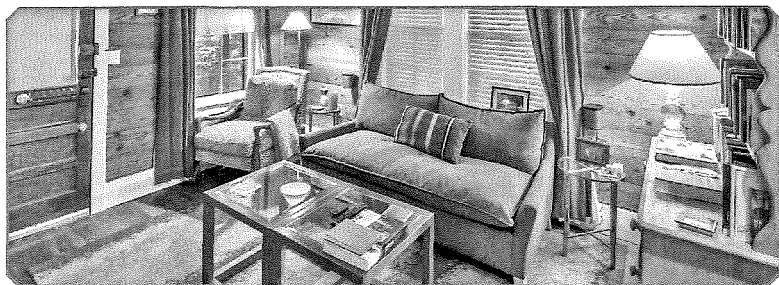


# *39<sup>th</sup> Annual* **HISTORIC HYDE PARK HOMES TOUR**

A CELEBRATION OF SMALL HOUSES



*Sunday* **NOVEMBER 8, 11AM-5PM**

SUZANNE PRINGLE, KUPER SOTHEBY'S INTERNATIONAL - HYDE PARK NEIGHBORHOOD ASSOCIATION

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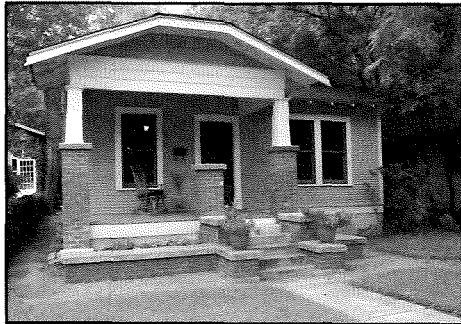
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Like Sarah Susanka who wrote the widely successful book “The Not So Big House,” I love the trend toward smaller, more interesting houses. We have some delightful examples here in Hyde Park. This one at 4313 Avenue C is a fine example of an attractive and authentically-restored bungalow that is just the right size!



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# WELCOME!

Please accept our warmest welcome to the 2015 Historic Hyde Park Homes Tour. This year's tour focuses on the small houses that dot the neighborhood. Everyone knows about the Victorian houses and the bungalows that line the avenues of Hyde Park, but not as obvious are the small homes that help keep the neighborhood affordable for renters, young adults, and families. The average house on this year's home tour is approximately 850 square feet. These small spaces, while not as grandiose or as visible as the Victorian homes and bungalows, provide a model of efficiency and maximize living space. Most of these smaller homes date back to the 1920s and 1940s, and they remain an integral part of efforts to keep the neighborhood affordable.

We, as co-presidents of the Hyde Park Neighborhood Association, would like to thank the owners and residents for opening up their homes for this tour. We would also like to thank the homes tour committee and all the homes tour volunteers. We especially thank Carolyn Grimes for serving as the chair for this year's event. The tour, while an important fundraiser for the Hyde Park Neighborhood Association, also serves as an important outreach for the neighborhood. As the city turns its focus to affordability, this year's tour helps highlight one of the ways Hyde Park is helping contribute to keeping Austin affordable.

Best Wishes,

Kevin Heyburn

Reid Long

Co-Presidents

Hyde Park Neighborhood Association

# ABOUT THIS YEAR'S TOUR

While Hyde Park was founded in the 1890s as a destination for wealthy Austinites who owned mansions, many homes of different sizes were added to the neighborhood during subsequent years. These homes not only chronicle different periods of architectural styles, they reveal the varied histories of Hyde Park neighbors over the past 120 years. They tell the stories of Austin.

This year, the tour selection committee made a decision to celebrate some of these smaller, but no less special, homes. Averaging less than 850 square feet in size, the small homes featured in this year's tour show that creative people can enjoy style and affordability in a Central Austin location. By living in smaller homes, residents can embrace sustainability and the growing "tiny house" movement. Fortunately, Hyde Park's local historic district protects these small homes from the demolitions that are increasingly occurring throughout the city.

Featured homes on the tour include a Folk Victorian cottage that represents resilience and survival; a 1921 bungalow that expanded its living space by creating a garage guest suite; an early bungalow that added storage by creating a loft; a cottage that was produced from an all-inclusive kit from the Calcasieu Lumber Company; a recently updated Depression-era cottage that exhibits the distinctive architectural features found in homes built at that time; and a tiny house that was built in 1940 as part of a compound of small apartments.

Historically, these structures have housed salesmen, bus drivers, state employees, students, policemen, and carpenters. Today, they are occupied by renters and owners, both single person households and smaller families. They exemplify affordability, sustainability, the small house movement, living simply, and the preservation of the small house stock within our local historic district.

## **AFFORDABILITY**

Small homes provide a more affordable option within the neighborhood. Because they are less expensive and less time-consuming to maintain, they are perfect for downsizing from family-sized homes.

## **SUSTAINABILITY**

Many smaller, historic homes have passive or manual air systems that reduce reliance on modern heating and cooling. These include higher ceilings, use of shade trees, site orientation, whole house fans, vents, and transom windows. Revisiting these older efficiencies can lead to energy savings in a home that naturally has lower heating and cooling bills due to its size. In addition, as the saying goes, the most energy-efficient house is the house that has already been built. Preserving and maintaining these older homes not only reduces the materials needed to build new homes but retains the strength and beauty of original features, such as old-growth wood and original windows.

### **THE SMALL HOUSE MOVEMENT & LIVING SIMPLY**

None of the homes on this year's tour are tiny (under 400 square feet), but they all showcase how small spaces can be comfortable and convenient. Proponents of the tiny house movement call for better living through simplicity and emphasize that living in smaller spaces reduces reliance on things and offers more time and freedom to pursue activities and passions. Last year's best-selling book, Marie Kondo's *The Life-Changing Magic of Tidying Up: The Japanese Art of Decluttering and Organizing*, encourages readers to eliminate those objects that do not spark joy. This leads inevitably to fewer possessions. While not a new idea, the book hit at just the right time, as many re-examine reliance on things and space for satisfaction.

### **PRESERVING THE HOUSING STOCK**

Smaller period homes are being demolished across Austin to make room for significantly larger houses. With the safeguards that a local historic district affords, these Hyde Park homes are guaranteed a measure of protection from demolition or inappropriate alteration. Instead, emphasis is on rehabilitation and preservation. Reinvestment in and stewardship of existing housing maintains the features of Hyde Park that make it uniquely Austin.

Celebrating these smaller structures, as we are doing on this year's tour, is important. In doing so, we recognize the history of the neighborhood and all its residents, and we preserve our building heritage. We acknowledge the contributions of these smaller homes to the affordability, sustainability, diversity, and unique history of our neighborhood.

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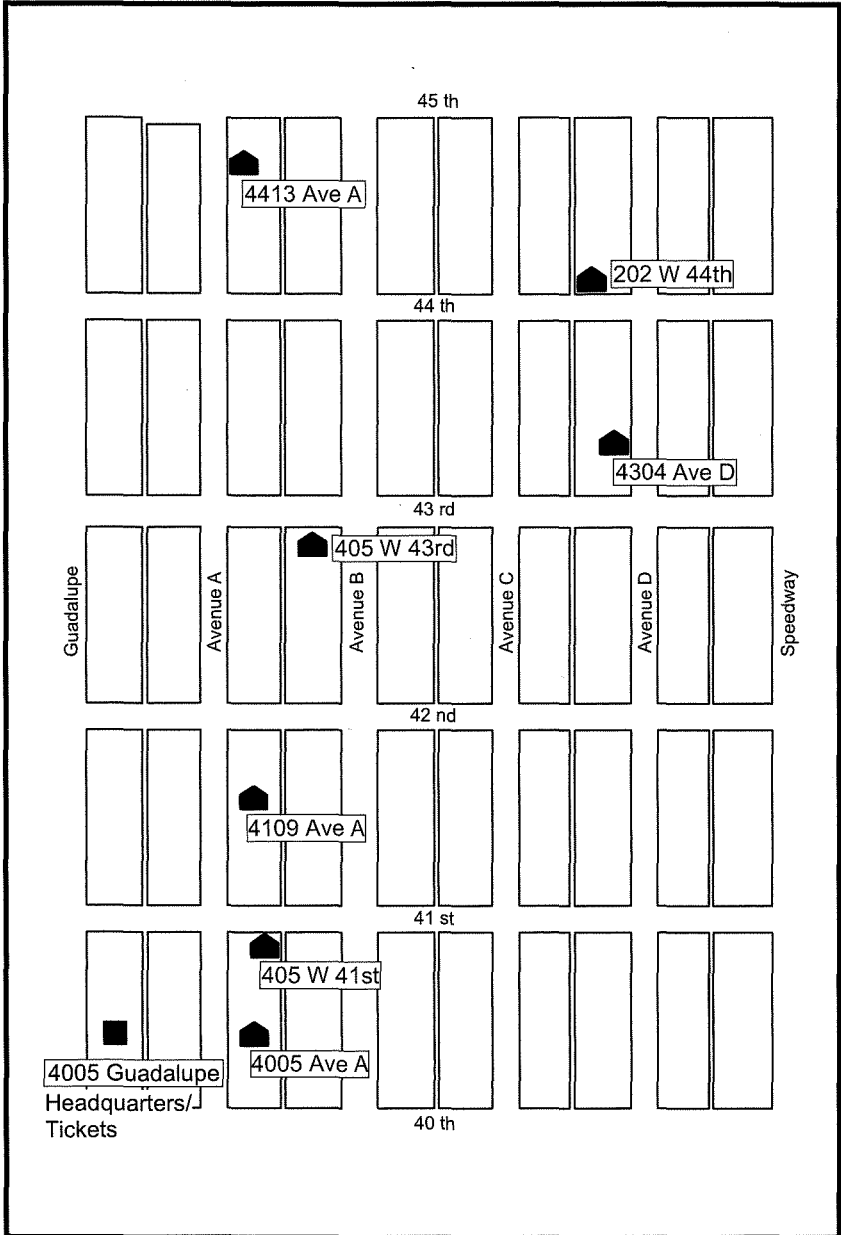
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# TOUR MAP





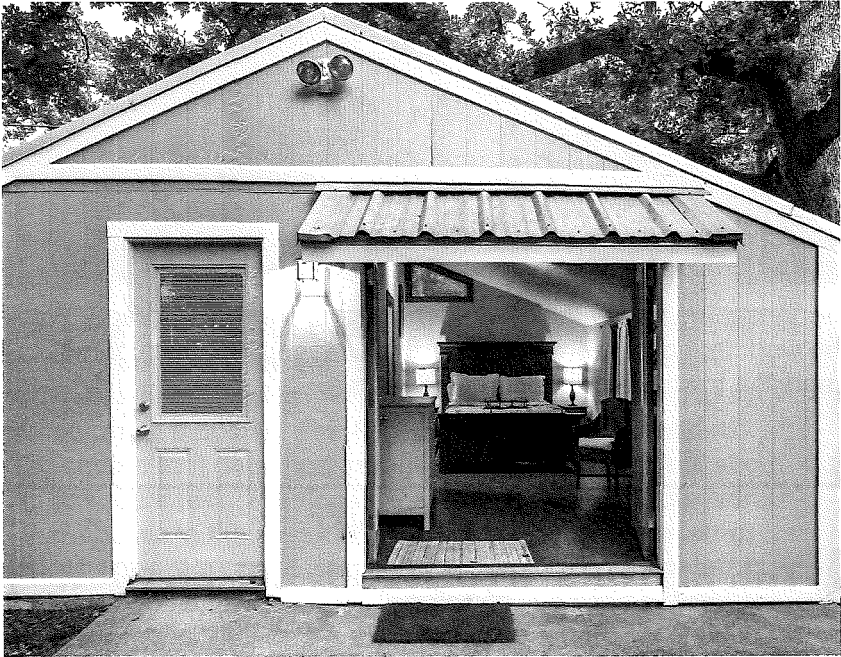
# 4005 AVENUE A



In 1921, when the Hyde Park Presbyterian Church moved from 40th Street and Avenue A to its current location at 40th Street and Avenue B, several homes were built on the lot previously occupied by the church. This house was one of them. Its first owner, Jas Herrin, an attendant at the Confederate Woman's Building on 38th Street, didn't appear in the city directory until 1927. Two years later, Sidney F. Walters was listed as the owner, and he owned the house until 1941. During his period of ownership, he worked in various jobs, including serving as a driver for the Texas School for the Deaf and a salesman for the Milwaukee Bottling Company. In 1947, Constable Melvin Thorp moved into the home with his wife Mattie. Thorp later worked for the City of Austin Police Department and worked as a night watchman, among other things. The Thorp family occupied the home until 1997.

By 2014, when the house was purchased by Amie and Tim Vetscher, it had fallen into disrepair. The Vetschers worked tirelessly to renovate the home while maintaining its historic charm. A contractor added dozens of beams and several piers to stabilize the foundation. The long-leaf pine floors were refinished and are one of the home's best features. Tim and Amie personally worked on all of the home's original windows, including restringing

the broken sash weights. They replaced aluminum window screens with cypress wood screens that are consistent with other homes in Hyde Park. They put in all new exterior doors, including a front door that features a dentil shelf, another characteristic of Hyde Park houses. The Vetschers removed a wall separating the kitchen from the dining room, refinished all the existing cabinetry, and installed a silestone countertop. They took several steps to modernize the home, including the installation of recessed LED lighting throughout the house and the installation of Energy Star-rated appliances.



After renovations to the home were complete, the Vetschers turned their attention to the guest house. Originally a garage built in 1945, it has since been converted to living space. The guest house features a newly renovated bedroom and bathroom. Because the lone guest room in the primary residence serves as a nursery for the Vetscher's daughter, Evelyn, they needed a bedroom for visitors. The guest house was a perfect solution. They also overhauled the backyard to turn it into an outdoor oasis. They added a crushed granite walking path, repaired several existing sitting benches, and laid sod for a grass bocce ball court.

The house at 4005 Avenue A stands as a perfect example that bigger isn't necessarily better. Between the front and back houses,



the Vetschers have ample living space and plenty of storage. With the work that has been done to it, this vintage home is in prime condition to stand for another 100 years.

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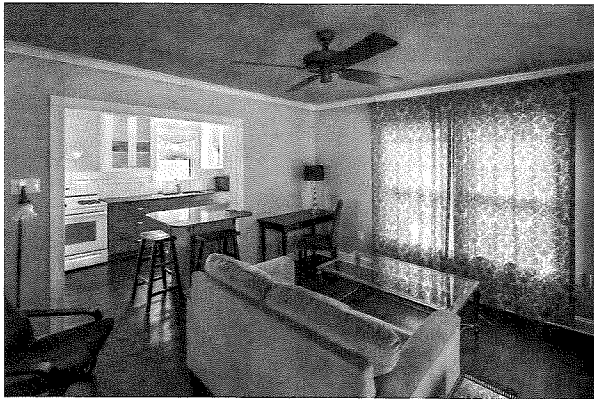
# 405 W 41ST STREET



The small 1935 house at 405 West 41<sup>st</sup> Street is emblematic of Depression-era vernacular cottages. With only four rooms and without significant adornment, the house is typical of popular structures at that time. The 600-square-foot house, with its 120-square-foot detached garage, is situated on a lot of about 2,500 square feet. The house is similar in structure to several other houses in the area: the front entry opens onto a living room that opens in turn into a kitchen, which is connected to a bedroom with a private bath. The design is devoid of hallways and maximizes the living area by using all functional space. The front of the house eschews the traditional large porch in favor of a smaller hooded entryway.

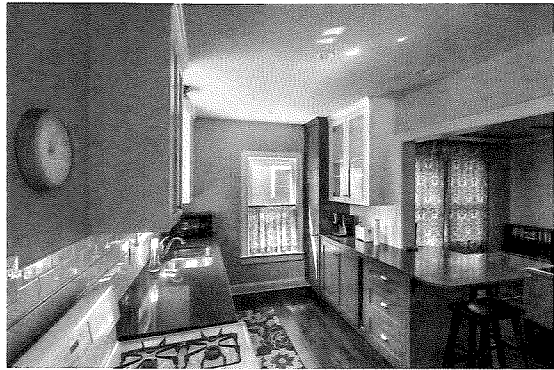
Residence on the lot at 405 West 41<sup>st</sup> Street was first established in 1924 by E.L. Parkhurst and his wife, Mattie. They were followed by a series of other renters, until the current house was built in 1935. The residence, which remained a rental property, was occupied by a city worker, a painter, and then a mail carrier during the 1930s.

During the 1940s, the small home served as home to several employees of the local theaters, including the Interstate, the



Varsity, and the Paramount. One resident was Charles "Charlie" or "Chas" Root, who shared the house with his wife, Lois. Root was the manager of the Varsity Theater. He worked

his way up from usher to manager of all Interstate Theater properties in Austin and was the longstanding manager of the Paramount Theatre and several other Interstate Theaters from the 1950s



until the mid-1970s. Root was a key player in orchestrating the renaissance of the Paramount Theatre after its previous owners withdraw their contract for the facility in 1975. He helped to secure the deal with John Bernardoni and his co-investors that saved the Paramount from almost certain destruction in 1975.

In the 1950s, widow Bitha Davis, an attendant at the Austin State Hospital, rented the property. Davis was the longest running renter during the property's history, staying for about 10 years. After Davis, another Austin State Hospital employee, widow Eunice Wright, lived there for almost five years. Wright worked as an attendant and cook. From the 1970s, the house has continued to be a rental, primarily for students. Tommy Hamblin was the only long-term renter, staying for approximately five years in the late 1980s while he was in school. The property remains a rental today.

The current owner, Wanda Penn, completely renovated the property in 2013 to provide a furnished, energy-efficient rental

space. Most of the materials in the house were purchased for only a couple hundred dollars. The building contains shiplap walls with only the occasional 4x4 support beam with traditional studs. The kitchen was returned to pine flooring. Oak flooring remains in the living room and bedroom. The bathroom remains linoleum. Window units were replaced with a split system air conditioning system. The back door was moved, which allowed the kitchen, bathroom, and closets to be reconfigured, reducing wasted space. This increased the size of the kitchen and allowed the removal of part of the wall between the kitchen and the living room. The reconfigured bathroom includes a large closet for storing linens. Finally, the garage or storage building was reinforced and converted, one part for rental storage and the other for bike storage for the renter.

## 4109 AVENUE A



The first time that 4109 Avenue A appears in local archives is the 1909-1910 city directory. That might be the most surprising historical fact about this house, because its current owner was



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# 4413 AVENUE A



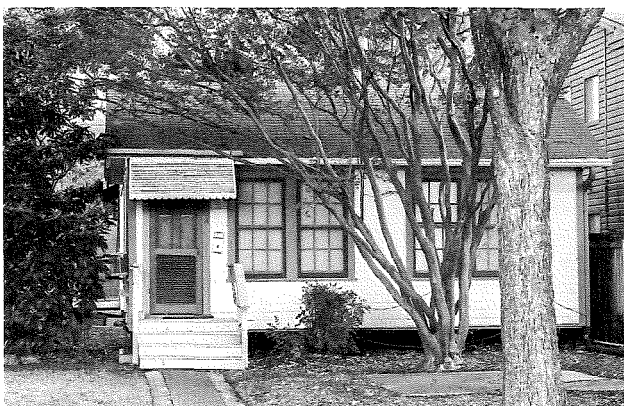
The complex of dwelling units at the corner of Avenue A and 45<sup>th</sup> Street is the Hyde Park's version of missing middle housing, multi-unit or clustered housing compatible in scale with single-family homes and designed to meet the growing demand for walkable urban living. The full-size house, two cottages, and four garage apartments surround a shady courtyard that functions as a social and living extension of the dwelling units.

The history of the complex goes back to the Depression Era, when Robert and Edith McCauley moved from Lubbock to Austin. Edith had been a school teacher and Robert was a building contractor. Austin represented a new opportunity for them, so they purchased five lots at the corner of 45<sup>th</sup> Street and Avenue A. About 1937, the McCauleys built the brick Tudor Revival house at the corner, and around 1940 they constructed a series of apartments for the growing number of renters in Austin—two cottages and several apartments over carports. Several of the apartments faced Avenue A, while the others faced 45<sup>th</sup> Street. In those days, before apartment complexes, the McCauleys' cottages were described as "tiny houses." Often the tenants only resided a year, but they represented a cross section of the growing middle class, some of them taking their first steps towards homeownership. They included accountants, geologists, court reporters, salesmen, engineers, radio operators, and Highway Patrol troopers. After World War II ended, the cottages on Avenue A became temporary homes for soldiers, state employees, and



countless students. A physician owned the property for a few years after the war; the next owner was a grocer. Willard and Lena Thomas bought the complex in the early 1950s and managed it for approximately 20 years until the current owner's family bought it in 1974.

The new owners later converted the garage for the main house, which was already topped by an apartment, into an additional apartment. In the words of the owner's son, "My father ... had the upper apartment supported on beams and jacked up in the air while a concrete floor was poured underneath, plumbing and wiring installed, and an apartment interior constructed."



The two cottages and most of the apartments units have identical layouts: a living room, tiny dining area, kitchen, bedroom, and bathroom, with

fine woodwork, built-in bookshelves, and wood floors. Each unit is 435 square feet. The apartments were originally rented furnished, with a dining table and four chairs, a double bed and frame, a chest of drawers, and a make-up table or desk with a matching wood-framed mirror. By the 1980s, the Austin rental market had changed. People renting apartments had their own furniture; they no longer wanted to rent furnished apartments.

In recent years, the original oak floors have been refinished, and the plumbing and electrical systems have been updated. The four structures at 4413 Avenue A still retain their original wood siding.

4413B Avenue A, the cottage open for viewing, has a small pine tree, a tribute to the current occupant's childhood in the Piney Woods. The thriving banana plant on the front porch was a gift from her father many years ago. The cottage's eclectic furnishings reflect the lifelong interest of the occupant and her husband in collecting artworks, including artifacts from their wide-ranging

travels. A sculpture in the living room, "The Good Samaritan," was created by a prominent local sculptor. Paintings in the living room and bedroom are by Lu Ann Barrow. Antique rugs throughout the cottage come from China, where the occupant's husband was born to a U.S. Army family. The Fernando Ramos Prida artwork, "And It Was Also Raining," hangs on the far wall in the kitchen.

The compact kitchen includes a built-in pantry; it originally enclosed a pull-down ironing board. In a recent renovation, the owners kept the original upper cabinets but installed IKEA lower cabinets. Adjacent to the kitchen is a tiny dining area. From the window, you can see the trunk of an enormous American elm, believed to be one of the tallest in Austin and rivaling in height the Hyde Park Baptist Church steeple. A twister in May, 2015 took a toll on the tree's towering height. Bedroom furnishings include a rocking chair once owned by University of Texas football coach Darrell Royal, a personal friend and golfing buddy of the occupant, and the four poster bed frame that the occupant slept in as a child, although with a new mattress!

## 202 W. 44TH STREET



"Charming" is the first word that comes to mind when you see Joan Dentler's home at 202 W. 44th Street.

This 1,150-square-foot house has been impeccably renovated throughout, while retaining some of its key architectural details. A relaxing, serene porch looks out over a shady front garden and an original interior archway leads guests from the living room to the dining room.

Built in 1934, the home was first owned by Felix Williams, a sales manager at the Johns Bros. car dealership. By 1941, records show that Felix worked at Smith Motors and lived in the then three-bedroom, one-bath home with his wife, Edna, and two children. By 1949, the house was owned by J. Lewis and Stella Beck, the proprietor of Beck's Rosedale Drugs, located at 4704 Burnet Road. The Becks reared two sons in the house.

A resident of Rosedale contributed a memory of Mr. Beck to the 1997 *Rosedale Rambles* (compiled by Karen Sikes Collins). It provides an image of former times. "We'd ride our bikes ... and park out in front of the drugstore. It would be so hot and bright outside, but inside it was cool and dim. Mr. Beck would let us sit on the cool floor and read comic books for as long as we wanted. Mr. Beck always wore a white lab coat. I don't remember ever sitting at the fountain, but we may have gotten something to drink, too."



Cynthia Beeman purchased the home from the Becks in 1980. At the time, the porch was concrete and cracked in several places, and the façade was covered in pink asbestos siding with

Pepto-Bismol pink trim. By 1982, Beeman had the asbestos tiles removed to uncover the original shiplap siding in good condition.

She also made a few significant interior changes. Behind the kitchen was a small utility and mud room. When Beeman was updating that area of the house in the 1990s, she enlarged the doorway and incorporated the utility room into the kitchen. She

also moved two built-in bookcases from the east wall of the dining room to the living room on either side of the arch. However, these are not the bookcases that occupy that space today. Sometime between 2004, when Beeman sold the house, and 2013, the bookcases were removed. But great minds think alike, and the current owner had built-ins added in the very same place.

By 2013, when Joan Dentler purchased the house at 202 W. 44th, the home had been transformed into two bedrooms and two baths, and the kitchen further remodeled. The new owner was thrilled that the classic design changes felt fresh and timeless.



Step into the kitchen now and you'll find a deep farmhouse sink, a traditional schoolhouse lighting fixture, white Carrara marble countertops

and Shaker-style cabinetry. The hallway bathroom still features the luxuriously deep—and long!—tub, while other original details have been updated: the black-and-white tiles have been replaced with hexagonal mosaic marble.

Walk down the hall through the comfortable master bedroom and you'll find the original third bedroom, which has been converted to a modern master bath, complete with glass shower and dual custom vanities.

Like the home itself, the back and side yards make the most of small spaces. Designed by Allandale Lawn & Landscape, the contemporary hardscape and surrounding plants create an inviting, low-maintenance outdoor living space that is green year-round. Clumping bamboo provides privacy along the fence and paving stones lead back to another private patio, complete with a gurgling fountain that the owner intentionally placed outside her bedroom window.

## 4304 AVENUE D



At one time, cottages constructed by the Calcasieu Lumber Company were common all over town; today, few remain. Luckily, the two Calcasieu cottages on Avenue D, built by the original owners of the historic Clark-Emmert house at 4300 Avenue D, still stand, as intact today as when they were constructed in 1935. They represent a bygone type of housing created for the middle class of the early 20th century—salesmen, teachers, police officers, secretaries, meat cutters, and other working people. The Calcasieu Lumber Company was an Austin institution, and its cottages represent a unique Austin manifestation of an architectural style.

The Calcasieu Lumber Company started as a lumberyard in 1883. During its 117 years doing business in Austin, it evolved into a complete home center and furniture maker. In the 1920s and 1930s, cottages were part of its catalog of services and products: Calcasieu developed standardized plans, supplied all the materials, and even provided a crew for the construction of a cottage on an owner's site. The company eventually moved its operations out of the downtown area, and by its 100th anniversary, in 1983, Calcasieu had established itself in southeast Austin, with a lumberyard, showroom, and office area, on a lot of 32 acres. In

the mid-1990s, an imminent succession problem at Calcasieu led to discussions about selling the company: ownership was passing to a fourth generation, no member of which would own more than two percent of the company. Calcasieu topped \$100 million in sales for the first time in 1998. At that time, it employed 1,000 people. In 2000, with annual sales of over \$120 million, it was purchased by Carolina Holdings.

Tudor Revival homes—with their European, vaguely “Hans Christian Andersen” look and feel—started appearing in Austin in the early 1900s, and they are scattered throughout Hyde Park. They can be identified by the decorative exposed dark wood that outlines windows and doors (known as half-timbering), asymmetrical facades, and medieval playfulness. Calcasieu cottages have this signature Tudor Revival style. Their hallmarks include a steeply pitched hipped roof and a false half-timbered tympanum (a vertical recessed triangular space forming the center of a pediment). Many residents have referred to them as “fairy tale cottages” because of their soaring rooflines.



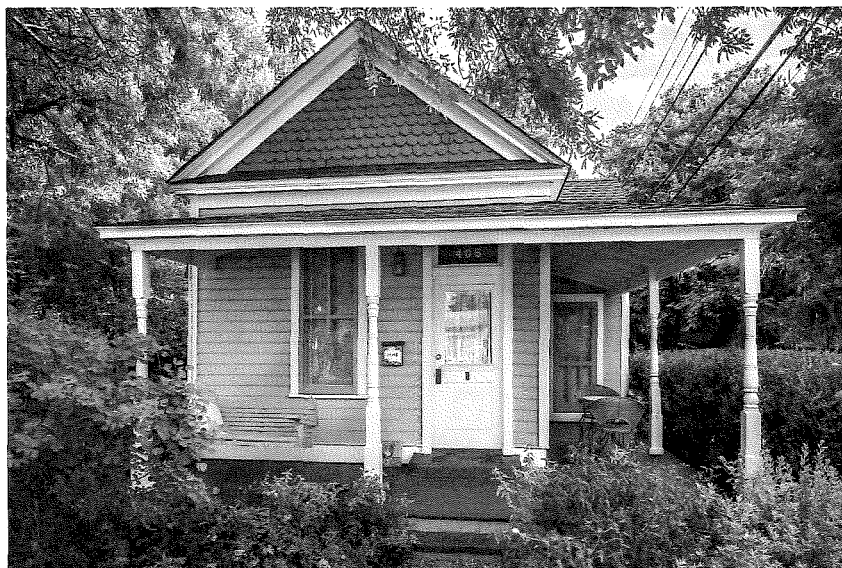
The current owner purchased the house in 2014 and began to make improvements, but she limited her changes to interior alterations in order to maintain the historical character of the house. The primary structural change was removing most of the wall between the original tiny kitchen and the back porch, thereby

opening up considerable space. Updates included custom-built cabinets in the kitchen, additional appliances, new plumbing, and HVAC system.

As you walk through the house, it seems much larger than it is. The wood flooring is original, although it was covered with linoleum and carpet during most of the house's occupancy. It is refinished to perfection. The bathtub is original. Most of the windows in the house were rebuilt, not replaced, to maintain their historical integrity.

The Hyde Park neighborhood appreciates the innovation and respect brought to this cottage by its new owner.

## 403 W. 43RD STREET



A charming Folk Victorian nestled on a wooded lot awaits you at 403 W. 43rd Street. Walk along the stepping stones through the lovely garden toward the wraparound porch to enter this 1,002-square foot home. The original house—500 square feet—was built in 1905, possibly at another Hyde Park address, and moved to the western 50 feet of the three lots facing Avenue B at 43rd Street. Robert L. Patterson owned the lots until 1930, followed by O.R. Marlowe and S.B. Second in 1932. It's a mystery



when or why the house was relocated. One theory is that the house was relocated in the 1920s prior to the official subdivision of the lot to make room for a larger home at its original address and either to serve as a mother-in-law space or to provide the owners of 4212 Avenue B with rental income during the Depression. At its current location, the address of the house was first listed as 405 W. 43rd in the 1930-1931 city directory. By 1935, the full lot had been officially subdivided.

The house was home to a series of renters, including several widows who at times shared the residence with others. Preston G. Wilson, a carpenter, and his wife Myrtle lived there for a year, followed by Isadora L. Hendrickson, the widow of William Hendrickson, for the next 10 years. At times Hendrickson shared the space with Benjamin and Jesse Hendrickson and with Ernest and Lonie Hendrickson. Both Benjamin and Ernest Hendrickson worked as carpenters. It's likely that these two men were her sons, because in 1942 Isadora moved in with Benjamin and Jesse Hendrickson at another Austin address. Another widow, Hattie Terrell, followed. In 1947, Oscar C. Garner, a carpenter at Capital Pre-Fab Co., owned and occupied the property for a short time before selling it to Clarence P. Rodgers, an employee of Auto Way Service on Riverside Drive. In 1952, Marvin L. Tietze, a student at the University of Texas, moved in with his wife, Dorlene. The





following year, Sarah L. Preece, a nurses' aide and the widow of W.W. Preece, moved in, followed by Paul Barker and his wife, Dell. Paul was also a carpenter.

In 1955, Louis B. Hancock and his wife, Grace, moved in. He was a salesman at E.M. Scarborough & Sons. He might have had earlier ties to the Central Texas department store: a Lewis Hancock, son of George Hancock, sold the building on the corner of 6th Street and Congress Avenue to E.M. Scarborough in 1905. In 1957, Hodge L. McClary, an employee with Missouri Pacific Lines, lived in the home with his wife, Inez. He was followed by Mrs. Laura Graham and Mrs. G. Emma Coptroll, an attendant at the Austin State Hospital, in 1958. Graham lived there until 1962. The house stood vacant for a year, and then housed Harold C. Sandefur, another carpenter, and his wife, Ruth.

In 1964, the house welcomed its longest term residents: Floyd C. Polvado and his wife, Della, enjoyed his retirement in the home and stayed for 25 years. At times, Della worked as a food server at the Austin State Hospital. The 1990s brought another long term resident, Peter M. Clement. In 2003, Kristy and Timothy D. Clark owned the house, followed by Joan and Tom Burditt in 2005. Joan Burditt lived there alone in 2006. In 2009, ownership passed to Patrick B. Doody, a graduate student at the University of Texas. The next year the current owners, Alan and Giovanna Cooke, moved in, seeking to downsize and to live in a central, walkable neighborhood. They had previously owned an 1890 house outside Paris, France, and loved living in an old home. Because they also shared a love for Victorian homes, this house and neighborhood seemed ideal.

At some point, the house had fallen into disrepair and sat uninhabited, save for a trailer in the back yard. Between 2001 and 2003, a major renovation brought the home to its current size. The renovation included an addition of approximately 500 square feet. The house was gutted, but everything that could be saved was salvaged and reinstalled. As with other historic Hyde Park homes, efforts were made to restore the house to its original form. The windows and front door were rebuilt. Much of the flooring was cleaned and, along with the beadboard ceiling, reinstalled. One restoration example is the matching caps on the baseboards and windows and the matching transoms above the front door and both bedroom doors. While the front bathroom is new, the

medicine cabinet is original. In the master bath, the claw foot tub was salvaged from another renovation in Hyde Park. Today, the house is an example of Folk Victorian architecture, with its overall square symmetrical shape, spindlework on the porch, board and batten siding, and cross gable with fish scale shingles. Whereas most Victorian homes, such as Queen Anne styles, are more ornamental, with elaborate moldings, and asymmetrical with bay windows and towers, Folk Victorians are more orderly and less adorned with elaborate decorative woodworking.

What had been a two-room house became a two-bedroom, two-bath home with an expanded porch, living room, dining room, kitchen, and additional storage and utility space. When you enter the home, it's hard to believe it is just over 1,000 square feet. The tall ceilings contribute to the sense of space, as do the wood floors, open design of the dining room and kitchen, and the absence of hallways. The kitchen and master suite are new, but were designed for seamless integration into the original. The front bedroom leads into the master suite, which incorporates space for an office. The wraparound porch and small side porch off the kitchen also add to an expansive feeling. In short, everything you need—a quiet spot to enjoy the outdoors, a comfortable living area to talk with guests, an open dining and kitchen area to entertain, an en suite guest room for visitors, and a spacious master suite in which to relax or work—is right at your fingertips.

## THE SMALL HOUSES IN THE SMALL HOUSES

This year, the Hyde Park Neighborhood Association adds a special feature to its Homes Tour: small houses within our small houses. Hyde Park's vintage restored houses are matched by vintage restored dollhouses. Two of the three dollhouses are—fittingly for Hyde Park—bungalows, and the third, a Texas dollhouse built in the New Braunfels area, is an example of vernacular German-Texan architecture.

The Craftsman bungalow, displayed in the Calcasieu cottage at 4304 Avenue D, was built in the Chicago area during the 1930s. When it arrived in Austin, it was covered with peeling pink paint outside and decaying wallpaper inside. After removing all that,

the restorer built additional walls into the attic to create separated bedroom and bathroom areas and painted the house in period-appropriate colors. Painting the interior of the house, particular



the staircase, was a challenge; the restorer removed doors and windows to reach interior walls and ceilings. The house has a back panel and a roof panel to enclose it when it is not open for viewing—or playing.



The front-gabled bungalow on display at 4109 Avenue A was built in Pennsylvania and dates to the 1920s. The restorer fixed breaks, replaced missing pieces in the stair railings and windows, and matched the original paint colors of the house. The house has several interesting construction details. First, it is not a permanent construction. It can be disassembled into a series of panels. Second, the rooms are not precise rectangles but full



of inexact angles. Obviously, the house was an ingenious and idiosyncratic construction. Of interest is the green slag glass in the front door, gable, and bathroom windows. The furnishings for this house consist primarily of vintage miniatures purchased off eBay.

The third house, the German-Texan from the New Braunfels area, is on display at 202 W. 44th Street. It

dates to the 1940s and stands on its own detachable legs. The house is stuccoed, inside and out. Most of the decorative painting on the furniture is the work of the restorer.

Because the restorer is also a needleworker, all of the beds in the houses are covered by tiny quilts and all the houses include doilies, rugs, pillows, dresser scarves, table cloths, pictures, and chair seats made using a variety of needlework techniques.

We hope you enjoy our miniature houses as much as our life-size small houses.



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