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40TH ANNUAL

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FUNKY +
FABULOUS!

Historic
HYDE PARK HOMES TOUR

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and renovated homes in historic Hyde Park.



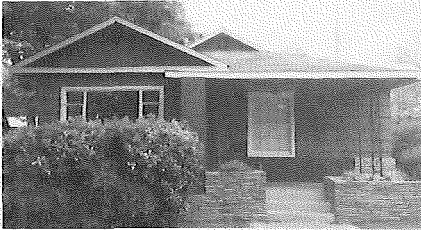
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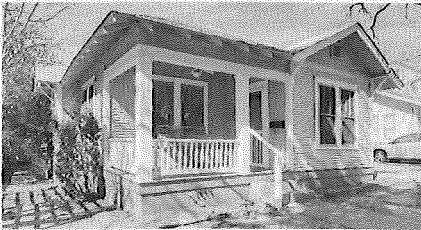
Jen Berbas

REALTOR®

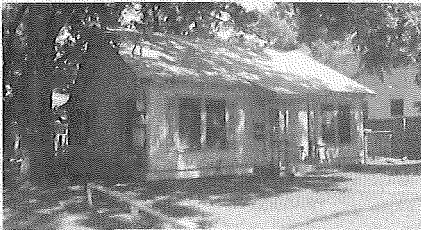
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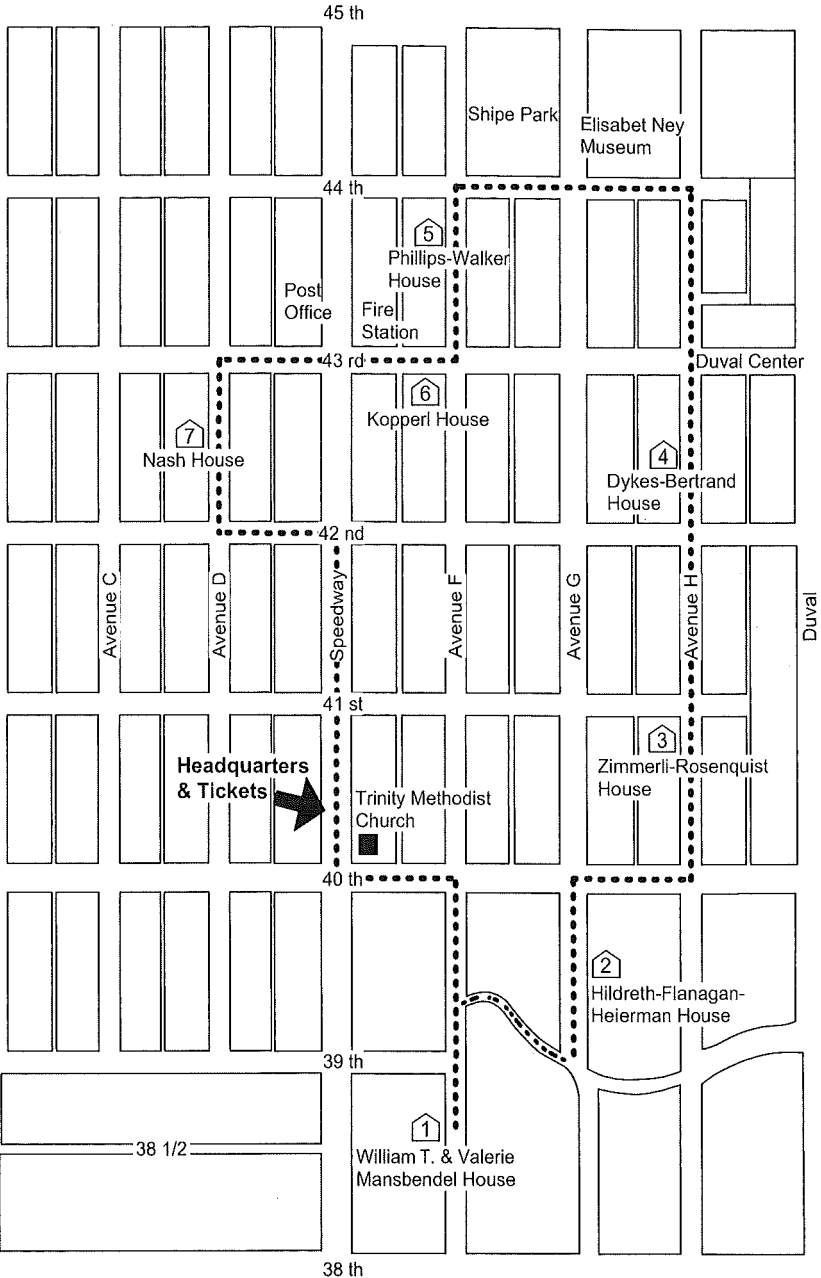
On behalf of the Hyde Park Neighborhood Association, let me extend to you a warm welcome to our 40th Anniversary Historic Hyde Park Homes Tour. Given the significance of this anniversary, we wanted to take the opportunity to explore some parts of the neighborhood that helped to give rise to that classic Austin slogan, "Keep Austin Weird." The title of this year's tour is "Forty, Funky, and Fabulous," and it features a series of houses that draw their inspiration from the eclectic reputation of Austin and the Hyde Park community. Each of the houses has a unique feel that embodies this theme. More than half of the homes have historic designations, and they show that funkiness is not relegated to a single time period. Other homes are newer but still exhibit a funky flair that is uniquely Hyde Park and Austin.

This anniversary homes tour would not be possible without the time and dedication of a core group of volunteers lead by Carolyn Grimes. I would like to thank Carolyn for her leadership. Ellie Hanlon, David Bowen, and Sarah Cook have also provided invaluable service in coordinating different aspects of the tour, including organizing our outreach, media campaign, and website. A special thank you is in order for Sarah Cook and Adrian Skinner, who hosted our kickoff party in their home. Each of our house captains has done yeoman's work in organizing and training the docents for each house. Kevin Heyburn receives the credit for training and coordinating the house captains, who are responsible for the majority of the tour day experience. Finally, I would also like to think the editor of this booklet, Lorre Weidlich, who has again turned out a first class guide for our tour. Beyond this group of volunteers, there are countless neighbors and friends of the neighborhood who have freely given of their time and energy to make the tour great – the docents, the ticket collectors, the researchers and writers, and the photographers who helped document both the houses and the tour. All of those individuals have my heartfelt thanks for their service to this tour and to our community.

I hope that you enjoy the 40th anniversary tour!

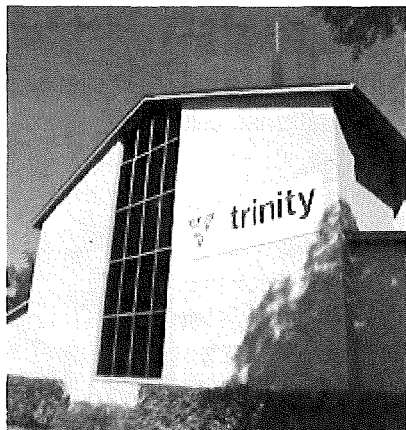
Reid Long
President, Hyde Park Neighborhood Association

2017 Hyde Park Homes Tour Map



Tour Headquarters: Trinity Church

4001 Speedway



Both the Trinity Church building and the Trinity Church congregation have long roots in Hyde Park, but they only came together in 2010. The first Methodist congregation in Hyde Park, which became Hyde Park Methodist Church, was founded in 1909. After changing location several times, it moved into the building at 4001 Speedway in the 1930s. In 1946, Trinity United Methodist Church was founded in the area north of 45th Street. Both congregations were active for decades, but by 2010, membership in Hyde Park Methodist Church had declined and the congregation decided to disband. At that point, Trinity United Methodist Church moved into the building at 4001 Speedway. It is now known as Trinity Church.

Along the Route

At 3824 Avenue F, the corner of Avenue F and 39th Street, stands the Mansbendel-Williams House, built in 1925 by Texas woodcarver Peter Mansbendel. Mansbendel came to Texas from Switzerland and gained fame with his woodcarving, including his work on Mission San Jose and the Spanish Governor's Palace, both in San Antonio. The Mansbendel-Williams house has Tudor Revival accents: prominent front gable, faux half-timbering on the smaller porch gable, diamond-shaped window panes, and medieval-style hardware on the arched doorway. Mansbendel married Clotilde, the daughter of Colonel Monroe Shipe, founder of Hyde Park, in 1911. He was active in the Texas Fine Arts Association, founded by friends of sculptor Elisabet Ney. Peter Mansbendel died in 1940 and Clotilde Mansbendel, in 1963.

William T. & Valerie Mansbendel Williams House

3820 Avenue F

1934



This Historic Landmark house was designed and built by Peter Mansbendel for his daughter Valerie and her husband William T. Williams as a wedding present. William, a community activist, was City Attorney and City Manager for Austin from the 1940s to the 1960s. Valerie, daughter of Peter Mansbendel, grew up next door in the Mansbendel-Williams House.

Clotilde Mansbendel, Valerie's mother and daughter of Colonel Monroe Shipe, who developed Hyde Park, paid \$1000.00 to the Missouri, Kansas and Texas Land Company for lots 8 and 9 in the Shadow Lawn Addition in 1925. In 1933, she sold the unimproved lot 9 to her daughter and son-in-law. The family hired William Kutalek, a local contractor, "to construct, erect, finish, complete and deliver in a true, perfect and workmanlike manner a 1-story stucco residence and garage" for \$5300. Since its completion in 1934, the house has not changed except for a back addition in 1950, also built by William Kutalek.

Peter Mansbendel decorated it with his carvings, including stone faces of the bride and groom carved into the front stonewall facade of the house. Famed ironsmith Fortunat Weigl provided the ironwork in the fence gate and front door and the weather vane at the front peak of the roof – a figure of Peregrinus, the patron saint of the University of Texas Law School, Williams' alma mater.

The house is characteristic of the picturesque Historicist architecture of the 1920s and 1930s and exhibits elements drawn from the Tudor

Revival style. The living room features – vaulted ceilings 15 feet high with faux beams, a chandelier carved of wood and treated to mimic wrought iron, and tall casement windows – are almost identical to those in Peter Mansbendel's own house. A curved passage leads to the dining room, called by the present owner "the Heidi room," with its pine paneling and carvings.

After Valerie Williams died in 1975, William remarried, this time to his next door neighbor at 3808 Avenue F. The Williams family had built the house at 3808 Avenue F for rental income in 1938. The house's original architectural plans, designed by Arthur Fehr, a renowned Austin architect, were left in the attic of the house. They are on display for the tour.

William passed away in 1989. When his second wife died in October, 2010, the house was put up for sale by Valerie's surviving daughter and sole heir. Nine months later the house was sold to David Conner.

David took ownership of the house in July, 2011. Because of David's involvement with Hyde Park – he had restored a 1940s house in Hyde Park in 2006, served as Chair of the Hyde Park Development Review Committee, and was a past President of the Hyde Park Neighborhood Association – he had some idea what restoration of this house would entail, and he was both excited and nervous at the prospect.

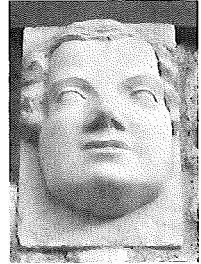
The house was in almost original state and David's plans, at the time, "were to do nothing except to clean up, paint where is needed, and to wipe down the woodwork with lemon oil." The house still remains significantly the same as it was in 1934 except for replaced kitchen floors, a bathroom vanity, a new foundation, and a complete plumbing system, all done during David's first six months of ownership. During this work, David was living in the house.

In the years since 2011, David has repainted the exterior of the house. Because the exterior is stucco, this was a difficult task that required two years and three coats of paint. In addition, the whole backyard was overgrown with bamboo; David dug up each stalk and its root system. He claims the hardest work on his house was to remove and keep out the bamboo!

The den, which was added in 1950, still had the original linoleum sheet flooring. Now, it has become the owner's "man cave." The house inspectors, during its initial contract period, considered the den

condemnable; in fact, the first home inspector told David the whole house should be a tear down! David pulled up broken sections of the linoleum to discover the yellow pine floorboards underneath. During 2016, he had the linoleum sheet professionally removed. However, it took him six months to peel and steam off the remaining tar paper to enable the floor company to sand the floor, which came out a beautiful golden color.

At the time that the house was under contract, David knew the attic was full of boxes of family items. The family planned to discard them, but David requested that they be left in the house. They proved to contain historical items, documents, and pictures that were used to support the historic zoning of the house, granted by the City of Austin in December, 2011. In February, 2013, the house also became a Texas Historic Landmark.



Some of the most endearing items are on display throughout the house.

Along the Route

The straight lines that make up Hyde Park's grid of streets and avenues change, for 39th Street between Avenue F and Duval, into a curve that slopes south and then north. From 1875 until 1884, this area was part of the Texas State Fairgrounds, and what is now 39th Street was part of the Capital Jockey Club racecourse. When Colonel Monroe Shipe platted Hyde Park, he subsumed this stretch into Hyde Park's otherwise regular grid and connected it to north-south streets at either end.

The Shipe House, built by Colonel Monroe Shipe in 1892, stands at 3816 Avenue G, the south-west corner of Avenue G and 39th Street. Shipe came from Kansas as an agent of the Missouri, Kansas and Texas Land Company, founded the Austin Rapid Transit Railway Company, and began developing Hyde Park in 1891. The Shipe House is eclectic in its style: the fish-scale shingles and turned porch columns are Queen Anne; the simple, two-story, square plan is Classical; and the diagonal supports under the roof are Stick Style. The open porches with Eastlake detailing were added around 1900. Note the attached gazebo with its conical roof. The lumber for this house was said to have come from the grandstand of the former Texas State Fairgrounds, but its original concrete roof has been replaced. The Shipe family lived there until about 1940.

Hildreth-Flanagan-Heierman House

3909 Avenue G

1902



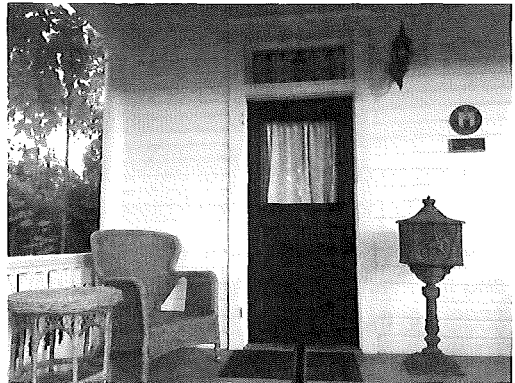
The first recorded history of the Hildreth-Flanagan-Heierman (also known as the Flanagan-Heierman) House dates back to 1900, when owner C.A. Hildreth hired builder William Ross to create a “dwelling house, stable, and a galvanized cistern.”* Hildreth bought four lots at this address for \$560 and the total cost of the construction was \$2,718. What a difference more than a century makes: Travis County now appraises this house as \$882,331.

The house, which entered the National Register of Historic Places in 1990, is classified as Colonial Revival and has a square plan. Features of its porch include turned wooden balustrades, columns with Doric capitals, and overlay Queen Anne underpinnings. The main floor opens into a foyer, which itself opens into the living room, dining room, full bathroom, kitchen, and a sun porch that doubles as a breakfast area. There are three bedrooms upstairs as well as a study, full bath, and enclosed sleeping porch. Bulls-eye molding surrounds every door. The amount of sunlight that enters through its expansive windows is remarkable. The home includes two Rumford fireplaces, a type of fireplace that is built tall and shallow to reflect more heat. Thomas Jefferson had this kind of fireplace installed at Monticello; and in his writings, Henry David Thoreau describes the Rumford fireplace as a modern, common convenience of his time.

The current owners bought the house in 2011 and added a patio with a pergola in the backyard. Their work builds on the renovations of the previous owner, still a Hyde Park resident, who bought the house in 1991

and brought it back to life. An appreciator of Hyde Park houses, she frequently drove home from work on Hyde Park streets and had admired this house for some time. Eventually, she located it on the Travis County Appraisal District website and called the number provided for the owner, to no avail. Then, one day, she drove down Avenue G and saw a For Sale sign posted at 3909 Avenue G. She rang the doorbell and was met by the owner's grandson, who told that there were already two contracts pending on the home. Fortunately, she knew the realtor, whom she called quickly to put in a bid in case the existing contracts fell through. They did.

What followed were twenty years of intensive renovations, including adding central air and heat, installing nine ceiling fans, updating the gas lines with copper piping, and removing all carpeting to allow the home's gorgeous longleaf pine floors to shine.



"When I started watering, beautiful gifts started appearing—wood ferns, Oxalis, Narcissus, monkey grass, lilies, and four O'clocks," she said. "I was thrilled every spring when another wonderful plant worked its way up as if saying, 'Thank you for feeding and watering us!'"

* Hildreth's request for a galvanized cistern, although modern for the time, wouldn't necessarily have protected him and his family from infection: in the summer of 1912, a typhoid epidemic swept South Austin and Hyde Park because of a polluted surface well (Thad and Sarah Sitton, *Austin's Hyde Park: The First 50 Years: 1891-1941*).

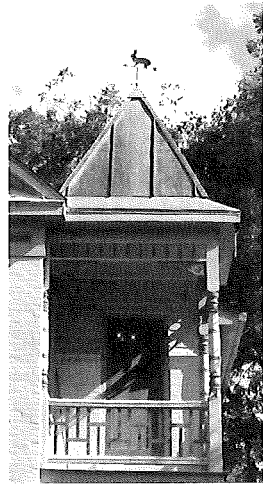
Along the Route

At the intersection of Avenue G and 40th Street, take a moment to look around.

On the south-west corner, at 3912 Avenue G, is the Covert House, built in 1898. Its Queen Anne style is apparent in its two-story porch with paired Doric columns and its off-centered pedimented portico. Its elaborate roofscape includes mansard, gabled, and hipped roof forms and corbelled brick chimneys. The house's original owner, Frank Covert, oversaw the

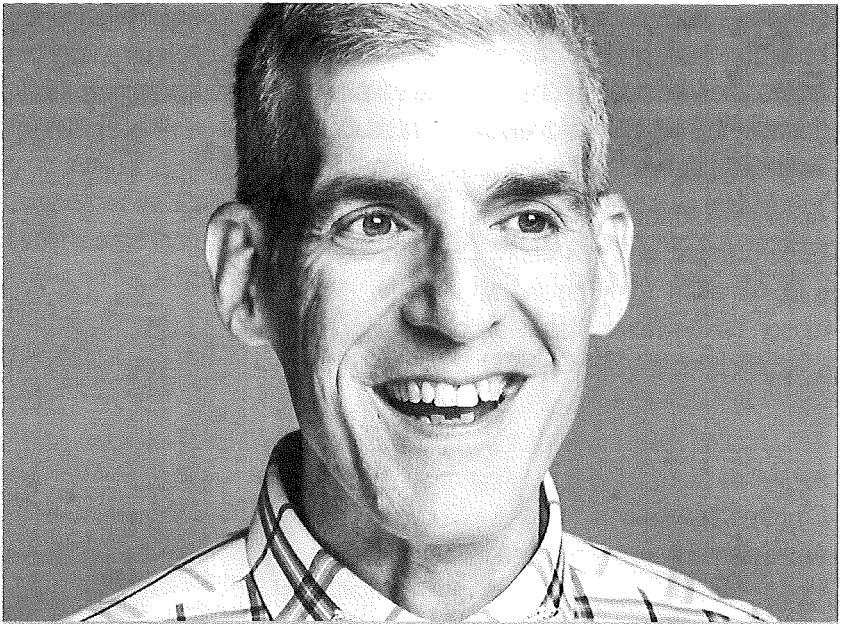
construction of the house. Covert began his career in the stationery and book business; by 1887, he had moved to real estate and insurance; and in 1914 he opened one of Austin's first automobile dealerships. He donated the Mt. Bonnell lookout to Travis County for a public park. The Covert family lived in the house until about 1905.

Across the street at 3913 Avenue G is the Page-Gilbert House, built in 1893 by Christopher Page, a stonemason from England who was chief stone mason on the Texas State Capitol Building. Page conveyed the house in 1896 to his son Charles, who became a prominent Austin architect and designed several important Hyde Park houses as well as the Littlefield Building and the Travis County Courthouse. The house has Queen Anne elements and an unusual vertical design, including its gable, entrance tower with pyramidal roof, and porch with turned wood posts and geometrically patterned balustrade.



Finally, on the north-east corner, at 4001 Avenue G, is Clarkson-Crutchfield House, which first appears in the city directory in 1905 as the home of Alfred B. Clarkson. The Crutchfield family rented the house initially, then purchased it in 1944, and occupied it for more than a half century. They planted the three pecans in the front yard in 1947. C.C. Crutchfield, Senior was a field representative for what later became the Texas Municipal League. Notice the Tuscan columns on the front porch, the dentils atop the entablature, the scalloped shingles of the front-most pediment, and the distinctive carved disks of the outside woodwork.

On Avenue H, you'll pass the Ramsdell-Wolff House, 4002 Avenue H, on your left. The house belonged to Charles William Ramsdell, University of Texas History Professor, known as the dean of Southern historians. His best known book, *Reconstruction in Texas*, was written in this house. Built in 1907, the Craftsman style of the house reacts against Victorian excess. The front dormer was added later, by the early 1920s, and the porch rails were also a later addition. The house went through 17 years as a rental property and was so deteriorated that it had been condemned when it was purchased in 1980 by a sympathetic couple who restored it.



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Zimmerli-Rosenquist House

4014 Avenue H

1903



If you think of "funky" as imaginative, unconventional, striking, and having an earthy quality, then a smile will cross your face any day you visit the Zimmerli-Rosenquist house at 4014 Avenue H, currently – and for over 26 years – owned by Donald and Diane York and their family.

First and foremost, there is the unconventional, earthy scene that many of us in the neighborhood visit frequently to add a smile to our day: the sight of the goats and chickens on the north side of the house. The goats – currently Clementine, Rosebud, and young Billy Budd (inspired by a Melville novel) – along with the chickens – a "chickstarter" fund for neighborhood egg needs – are the best! There is no trend-following here, as the chicken-and-goat addition was well ahead of any other neighborhood house in this part of town. Even the chicken coop-goat structure – with goats on top most of the time – is funky, as the original structure was a wooden A-frame swing set. All animals, including Labrador retrievers past (Duke) and present (Jack), get along in a kind of egalitarian, well-behaved manner, a good role models for humans. It's interesting to note that this house is one of the first structures built in the 4000 block of Avenue H and maintained a rural landscape as of 1935, with vacant lots on all sides. There is still a rural landscape feel today even with the surrounding houses.

The house provides a bonus chuckle at Halloween, with the owners' clever display of unconventional and imaginative decorations that include both traditional Halloween spooks and the ever-changing lineup of current political spooks, complete with amusing captions. Good and funky indeed!

All these characteristics carry forward from the walk up to the colorful house, with its paint scheme true to past years. View the striking design features, including the façade, roof line, and dormer; move on to the octagonal porch with its round columns; and look through the transomed front door to a well-designed spacious interior with interesting details. Look even further to the added back detached living space that provided a location for the musically inclined "being and becoming" experimental guys of the current owners' family to "play that funky music" – original tunes – with the band Chief Rival (formerly the Hydman).

"Fabulous" can be defined as extraordinary, remarkable, and exceptional. The Zimmerli-Rosenquist House, a City of Austin Landmark, certainly fits the term, with its extensive history, early ethnic heritage, architectural design features, multiplicity of owners, long rental periods, and past years of physical deterioration that were overcome with solid restoration and a return to the ownership of people who have cared for the house for a very long period. The house and site can easily be missed, even though it sits on a corner lot, but it is indeed extraordinary even amongst all the many fine old houses in Hyde Park.

The initial owner, one of the people for whom the house is named, was Ida Zimmerli, a Swiss immigrant and dress maker who purchased the house in November, 1903, from Colonel Shipe and his wife. Ida and her husband Julius sold the house to Helena Rosenquist, its second owner, in March, 1906. Rosenquist owned the house for 29 and 1/2 years. Helena Rosenquist, with her husband and five children, emigrated initially from Sweden to Victoria, Texas. Her family had success with cotton farming, enabling them to be landowners.

The challenges that any older home faces can seem insurmountable. The Zimmerli-Rosenquist House endured many ownership changes (approximately 17 since 1903), being transformed into a duplex in the mid-1930s, many years as a rental, and several long periods of vacancy until it was significantly restored by Judy Sanders of Vintage Homes in 1980-81, including the replacement of the deteriorating porch, the addition of a wooden deck on the south side, new French doors, and the addition of a stairwell and new bedroom in the attic.

The design features of the two-bedroom, two-bath house establish its classification as an early 20th Century cottage; it was originally a basic

rectangular one-story structure. Its Colonial Revival features include an emphasis on symmetry and its front door, porch pediment, and pedimented dormer, all on the same axis. Queen Anne influence persists, however, in its steep roof pitch and the octagonal form of the entrance vestibule. Other features include a dominant octagonal projecting porch with round columns; a single transomed door; a full length, symmetrically arranged three-bay projecting façade; a projecting entrance portico crowned with a pediment decorated with a scroll motif; a decorative gable dormer above the pediment; and two additional dormers on the north and south sides. Interior details include the transomed doorways and openings enhanced with fluted and symmetrically molded trim containing bulls-eye corner blocks. The current owners' past work includes an enclosed detached space clad over a previous carport, brick-and-gravel patio areas with repurposed old neighborhood brick, a custom-built architectural storage structure, and lovely gardens including raised beds for vegetables. More recent work by the current owners includes a renovated kitchen, work on the French doors, bathroom-related work, and miscellaneous new fixtures. The Zimmerli-Rosenquist House sports a design that is elegant with regard to proportion and modest with regard to scale. In short, it's fabulous!



Along the Route

On your right, you'll pass the Williams-Weigl House at 4107 Avenue H. New York native Harvey Murdock Williams, a bookkeeper at Ramsey Nursery, and his wife, Euphemia, built the house around 1911. In the early 1940s, it passed to their son, Harvey Sinclair Williams, an educator and baseball coach. In 1947, F. Lee Weigl moved his family here. Weigl was the son of Fortunat Weigl, renowned for his ornate ironwork. F. Lee Weigl followed in his father's footsteps, and his work can be seen in the detailing on the house. The house has a bungalow form and symmetrical plan with a three-bay porch and a central door flanked by sidelights.

Dykes-Bertrand House

4206 Avenue H

1928



Pause before you enter this inviting Tudor Revival to take in the rain garden in the front yard. It, with its lovely bird girl sculpture, works in tandem with another rain garden in the back to prevent water from flowing under the house's shallow pier-and-beam foundation. The current owner, who lived in New Orleans for almost 30 years and knows a thing or two about water, has filled her house with vibrant colors as well as art and memorabilia from the Crescent City.

For example, the four paintings in the living room—which share a theme of women shooting clowns—are each set in a different part of that city. Throughout the house are works from the owner's relatives, most notably "Totem Pole" in the central hallway, a humorous depiction of the workers in the late '50s at South Louisiana's Domino Sugar refinery, where the owner's father worked for most of his life. To the left are necklaces and other objects created by the owner's grandmother, a thread artist. An uncle built the large wooden rocking horse.

The kitchen continues the New Orleans theme with a poster of Pontchartrain Beach, near the owner's childhood home; a frightening piece titled "Crawfish Eating Cars on Breaux Bridge;" a 1932 cookbook (one recipe calls for "a piece of butter the size of a pigeon's egg"); and a ceramics collection.

The study to the left of the front entrance takes up the home's local history. This room was, for a time, the hair salon of Mrs. Rossie Dykes, who claimed fame as the oldest hairdresser in Texas as well as Lady Bird Johnson's stylist. Rossie, who owned beauty shops on Colorado and

Congress Avenue, was still doing hair a week before her death in 1995 at age 99.

Mrs. Dykes, who was trained as a nurse, also found time to patent a bedpan design. She was known for her passion for bells, at one point installing a large schoolhouse bell in her front yard. When neighborhood children rang it, she would yell, "Who's ringing that bell?" A forklift had to be brought in to remove the object after Rossie's death.

Mrs. Dykes and her husband George, a dentist, were living in the house by 1949. Austin History Center records indicate the original owner was Walter H. Badger, Junior, the son of Walter Badger of 4112 Speedway. Walter H. Badger, Junior and his wife, Kathryn, moved in when construction was completed in 1928. Records suggest Walter was proprietor of an auto supply store and that the family was still living in the house by 1940.

By the time the Badgers moved in, the Tudor Revival style was at its peak of popularity in the US. Its characteristics, reflected in this home, include brick siding, flared eaves, prominent chimneys, diamond-paned casement windows, and rounded entryways.

The floors are the original pine, including the kitchen floor, where the owner pulled up linoleum and removed thousands of tacks. She also replaced an impromptu utility room with a spacious sun room and art studio and extended the master bath.

Complementing the art is an eclectic collection of furniture, including a vintage butcher block in the kitchen and, in the sunroom, an antique cabinet that holds art supplies.

Off the back entrance, the patio is made of bricks from an old add-on. Five rain cisterns (holding a total of 2,750 gallons), the wet-weather creek to the north side of the house, and the drip irrigation system sustain the theme of water conservation. The rain garden with its frog fountain is designed, like the one in front, to drain within two days.

As you leave, take one more look at the front, where ceramic miniatures nestle around a tree trunk.



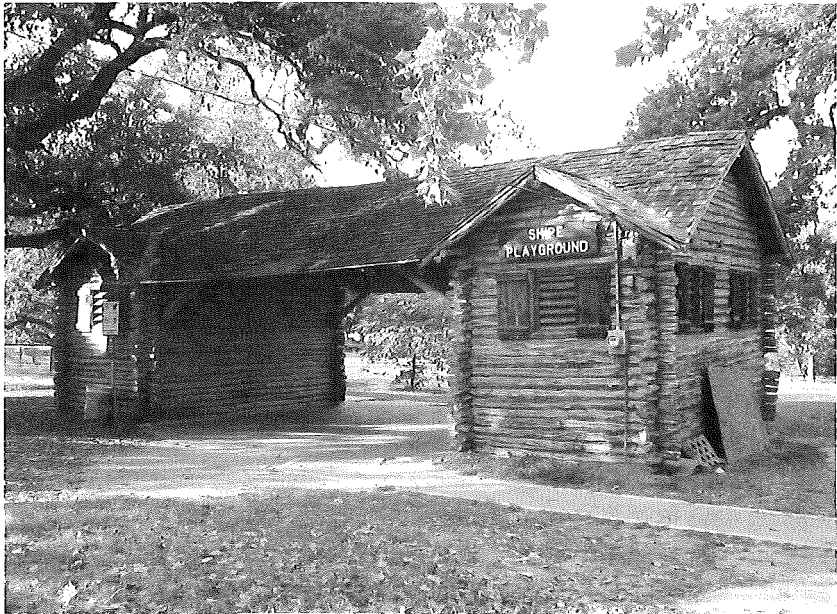
Along the Route

At the north-east corner of Avenue H and 44th Street, at 4410 Avenue H, stands the Edgar von Boeckman (or von Boeckman-Keeble) House, built in 1920 for Edgar von Boeckman. Its architect, Leo M.J. Diehlman of San Antonio, also designed the Post Chapel at Ft. Sam Houston and a significant part of Our Lady of the Lake College. The house was restored in 2005 by Judge Robert Pitman and David Smith, who received an award from the Heritage Society of Austin (now Preservation Austin) for their work. The house exhibits several influences: Colonial Revival (the temple-like entrance, portico, gables, and cornice with dentil work), Victorian (the bay windows), and Prairie Style (the wide roof overhangs).



As you turn left onto 44th Street, you pass the Elisabet Ney Museum, the former home and studio of the sculptor Elisabet Ney, 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. Inside you'll find a portrait gallery of 19th Century personalities, from European royalty to Texas frontiersmen. The museum, named "Formosa" (beautiful) by its owner, was built in 1892 of uncut rusticated limestone. Originally, it consisted only of a central cube structure with a classical portico and reception room to left.

A second gallery and tower were added in 1902. Ney was the first woman to study sculpture at the Munich Academy of Art. In 1852, she received a scholarship to the Berlin Academy to study with master sculptor Christian Rauch. By age 37, she had sculpted Schopenhauer, Bismarck, Garibaldi, King Ludwig of Bavaria, and Jacob Grimm. In 1863, she wed Scottish physician and philosopher Edmund Montgomery on Madeira. After their son's death, she gave up sculpting for almost 20 years, until, in 1892, she was asked by Governor Oran Roberts to create sculptures for the Texas Capitol building, then in progress. Ney died at Formosa in 1907.



The next sight is Shipe Park, dedicated in 1928 after the land was purchased by the City of Austin with funds from a public works bond issue. The log cabin, built in 1930, was designed by Hugo Kuehne, who founded the University of Texas School of Architecture. Its breezeway was intended as a public space and is used that way today during neighborhood events like the annual spring Egg Scramble and It's My Park Day. The Shipe Park swimming pool, originally built in 1934, is scheduled to be rebuilt during the upcoming year, and the Friends of Shipe Park are working on raising funds for the renovation of the log cabin. Notice the mosaic mural at the north end of the pool, constructed through the efforts of the Friends of Shipe Park.

Phillips-Walker House

4312 Avenue F

1917



The story of 4312 Avenue F begins on December 14, 1912, when J.G. Fancher paid \$700 to the Missouri, Kansas & Texas Land Company for the four lots that currently encompass 4312 and 4314 Avenue F. Hyde Park founder Colonel Monroe Shipe was president of the company at that time and his name appears on the warranty deed.

Fancher hired H.B. Harrell on January 3, 1917, to "furnish and provide first-class work and materials that may be necessary to erect, finish, complete and deliver in a true, perfect and workmanlike manner a one-story frame dwelling house and ready for occupancy on or before 60 working days from this date for which they agree to pay him the sum of \$1,460." The mechanic's lien specifies that the payment would include 8% interest and be paid in semi-annual installments of \$150 on the third of January and July each year until fully paid. Harrell then contracted with the Kuntz-Sternenberg Lumber Company to construct the home.

Fancher's son W. Carroll and daughter-in-law Lula were the first people to live in the home. He was the chief clerk of the stenographic bureau at the University of Texas and she was a bookkeeper at the University Co-operative Society. Contractor Julius G. Knappe and his wife Junie became tenants briefly after the Fanchers.

On May 29, 1920, Frank V. and Annie Cannon purchased the home for \$3,500, with a \$2,000 cash down payment and the remaining \$1,500 paid by three promissory notes over the next three years at an interest rate of 8%.

Frank, 64 at the time of the purchase, was born in North Carolina and had been a farmer in San Angelo prior to moving his family to Austin. The 1922 city directory reveals that Frank and Annie had four children living with them on Avenue F. Three children (Frank, Hattie, and Robert) attended the University of Texas and son Joshua worked as a clerk at Southern Book Exchange. Hattie became a teacher and lived at the house off and on through the mid-1930s.

Tenants resided there from the late 1930s until Frank's widow Annie moved back around the beginning of World War II. It was interesting to learn that her 1946 property taxes were \$11.90.

In 1947, Paul J. Phillips and his wife Alice bought 4312 Avenue F, and family members lived there until 2015, 68 years later.

Originally from Iowa, Phillips was a U.S. Army colonel during World War II and worked as a teacher-training specialist at the University of Texas after the war. He died at age 49, only three years after purchasing the house on Avenue F, and is buried at Fort Sam Houston National Cemetery in San Antonio.

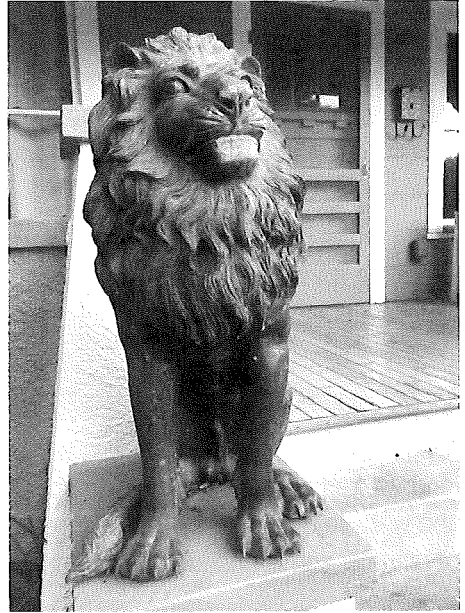
Alice Phillips was a nurse at St. David's Hospital, where she worked for over 20 years. Her children David, Jane, and Jim lived with her at different times. After they all moved out, she lived on her own on Avenue F for over 20 years. Alice is memorialized on the back of husband Paul's gravestone at Fort Sam Houston National Cemetery.

Jane Phillips Anderson took formal ownership of the home in 1989, after her mother's death, and she spent an additional 25 years at her family's home on Avenue F. Like her mother, she spent a career in nursing, and she loved the neighborhood. Now 86, Jane has many fond memories of her years in Hyde Park, including swimming laps most summer mornings across the street at Shipe Park's pool, walking to Quack's 43rd Street Bakery for walnut scones, eating at Julio's and other restaurants, and watching Austin Marathon runners race up Duval Avenue. She was active in neighborhood activities and served as a docent during many Hyde Park homes tours.

When Jane sold her family's home to the current owner, she knew the house would be transformed, and the change is dramatic "Hyde Park Funk." First to go was the white paint, which became an eye-popping blue with pink trim. Next came the tongue-in-cheek lion statues guarding the

front steps; the lions have followed the new owners to every home that they have occupied.

Interior changes were made to accommodate an active family and a CPA who works from home. Those changes include removal of walls separating the living room and the kitchen and painting the remaining shiplap walls after they were stripped of wallpaper. The owner also added a sleeping loft (including a wall-mounted basketball goal) in the son's bedroom, updated baths, created a modern kitchen, and installed a huge soaking bathtub in the 6-foot-plus owner's master bedroom.



The home is still a work in progress. There are talks of adding a mural to the front gable. But like most homes in Hyde Park, the projects and possibilities are endless.

Along the Route

On the north-west corner of Avenue F and 43rd Street, at 4300 Avenue F, stands the Hodnette-Roberts (or Hodnette-McKesson) House, built in 1908. Designed by Charles H. Page, the house is a Prairie Style bungalow that shows Frank Lloyd Wright influence in its horizontal lines, wide overhangs, and low-profile hipped roof. Note the Japanese-style lanterns on the front porch – according to Page, a trademark of his early homes – and the hitching posts in front of the house.



Kopperl House

4212 Avenue F
1896



The late Victorian Kopperl House is an excellent and unusually intact example of the Eastlake Style, popular in many parts of the United States late in the 1800s. Named for its first owner, Loula Dale Kopperl, the house has six fireplaces and 12-foot ceilings throughout its ground floor, and its wrap-around verandah encircles much of three sides of the house. It retains its original carriage block, cistern, and two outbuildings. The house occupied a quarter block and was likely considered a typical prosperous middle-class home when built, but as its contemporary neighbors were defaced or demolished, its importance has grown as a surviving reminder of early Hyde Park.

Loula Dale was born in Missouri in 1861 but moved to Burnet when young; a local newspaper of about 1880 referred to her as "the belle of Burnet." In 1883 she married Morris A. Kopperl, nephew and namesake of Moritz Kopperl, president of the Gulf, Colorado, and Santa Fe Railroad and namesake of the town of Kopperl in Bosque County. Morris was admitted to the Texas bar in 1897 and began work as an attorney for Standard Oil. About the same time Loula bought, as her separate property, a newly built home in the fledgling Hyde Park suburb, from Henry Clay Fisher, Chief Justice of the 3rd Court of Civil Appeals, who had contracted with William H. Poole to build the house in early 1896.

Morris and Loula lived in the house until 1912, when he moved to Colorado, charged Loula with desertion, and divorced her. Undaunted, Loula continued to go on hunting expeditions, to keep racehorses in her stables (where the house at 4208 Avenue F now stands), and to keep

up a social calendar that included her neighbor and friend, sculptor Elisabet Ney. Mrs. Kopperl herself was something of a free spirit; she was remembered fondly by friends and neighbors, in part for her risqué sense of humor. She also owned various rental properties in Hyde Park, besides building the First National Bank of Burnet while still in her twenties.

Loula Kopperl died in the middle bedroom of her house in 1919. The house, which had cost \$4,200 to build in 1896, was valued in probate with its land and six outbuildings at \$5,000. Her heirs sold the house to Joe and Mary Hoegerl in the 1920s, and it remained in their ownership for more than fifty years. During their time, the southern part of the property (now 4208 and 4210 Avenue F) was sold and a gazebo on the northwest part of the lot was demolished, but the Hoegerls basically respected and maintained the house. Mr. Hoegerl lived in the house until his death in 1977 at age 92.

The house was sold in 1978 to Eugene and Patricia Tankersley, who began the job of rebuilding the intact but dilapidated house. In 1984 the Tankersleys sold the house to Peter Flagg Maxson, then Chief Architectural Historian for the Texas Historical Commission, and John Charles Randolph Taylor V.

The interior, with its lofty ceilings, strong colors, and William Morris-influenced details, is sympathetic to the house's style and heirloom furnishings. The interior has been adapted cosmetically to provide a sympathetic setting for 18th and 19th century furnishings but is not, strictly speaking, a restoration. The house was remodeled in 2005, with the aid of the restoration architectural firm ArchiTexas and contractor Greg Kahn. The cavernous attic of the house, formerly a dead space, is now a bedroom suite.

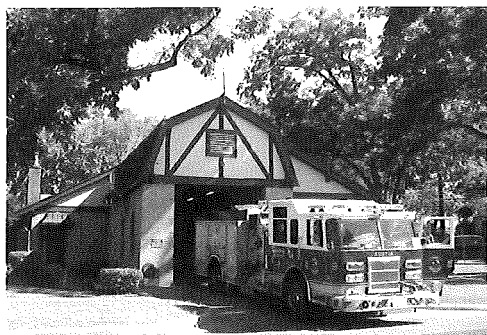
No original plantings survive on the lot except the large pecan north of the house, which reportedly predates the neighborhood. The initial landscape plan, by landscape architect James David of Austin and added to by Mr. Taylor, features many period, turn-of-the-century plant materials, natives tolerant of alkaline soil and Texas heat, and old-variety roses.

Along the Route

After you leave the Kopperl House, go west on 43rd Street, following part of the route of the trolley system to which Hyde Park owes its existence.

The Austin Rapid Transit Railway Company, another of Colonel Shipe's enterprises, launched its first electric trolley in February, 1891. Its route ran from downtown Austin north on Guadalupe to Hyde Park, where it completed a circle – east on 40th Street, north on Avenue G, west on 43rd Street, and south on Avenue B. Colonel Shipe resigned from the trolley company in December, 1891 to devote himself to real estate. The company was never financially successful, and the final trolley ran on February 7, 1940.

“With its tree-lined streets and carefully planned amenities, Hyde Park was a classic streetcar suburb, of a kind that began to appear all over the United States toward the end of 19th century. Rapid and convenient electric streetcars allowed city-dwellers to live much further from their jobs than had previously been possible, contributing to a shift in housing patterns and a greater separation between home and workplace.”*



At the intersection of 43rd and Speedway, north-east corner, is the historically zoned Fire Station #9. It was commissioned in 1929, when fire stations were built to blend in with neighborhoods. Its half-timbered gables mark it as Tudor Revival. The fire

station's significance to Hyde Park transcends its function: In 1969, Austin budget cuts resulted in the possibility that the station would close. Hyde Park residents, led by Dorothy Richter, fought to keep the station open. They saved the station and, in addition, founded the Hyde Park Neighborhood Association. On the front of the station is a plaque honoring Dorothy Richter, sponsored by her grateful neighbors.

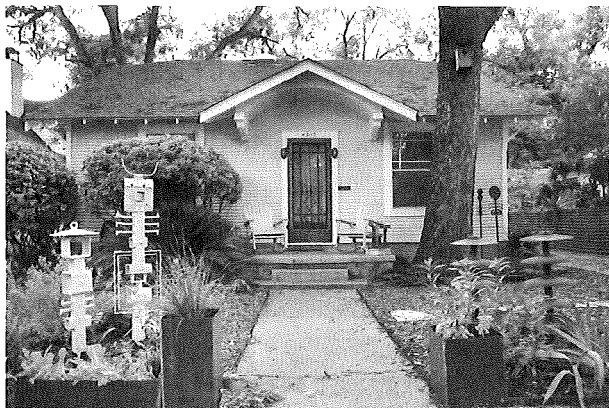
The McMillan-Falk House stands at 4213 Avenue D, on the south-east corner of Avenue D and 43rd Street. This craftsman bungalow was owned from the 1940s through 1989 by Bibb Falk, the head baseball coach for the University of Texas and one of people after whom Disch-Falk Field was named. It was restored and expanded in 2008.

*Bruce Hunt, "Austin's First Electric Streetcar Era," <http://notevenpast.org/austins-first-electric-streetcar-era/>

Nash House

4210 Avenue D

1927



If you have ever walked past 4210 Avenue D, it's unlikely that you just kept walking. The front yard, with its distinctive sculptures and art pieces, generates curiosity and curb appeal and instantly reveals much about the current owners. Lee Edwards is an artist, musician, and psychologist, while his wife, Katie, is an art historian and curator at the Umlauf Sculpture Garden. From the dramatic bubblegum-and-lime-green of the 1927 bungalow to the unusual metalwork in the yard, a sense of whimsy fills this delightful homestead.

Lee uses found objects — the rustier, the better — to create his own brand of metal art. In the front yard, old tractor blades from his mother-in-law's property have been cut apart and turned on their heads to create a vertical sculpture near the sidewalk; cast-off construction scraps get new life in various forms in the garden; and old sandstone from Luling adds dimension. Other sculptures are contributions from what Lee calls "real artists": blue-and-white porcelain bricks, by University of Texas art professor Margo Sawyer, make their home in the grass; while the giant metal globe welded by Kate's brother, San Antonio artist Riley Robinson, gets pride of place in the corner.

As you step on the porch under the arched-ceiling portico, notice the original screen door, which Lee stripped of paint and refinished to bring out its natural beauty. In the living room, banjos and guitars are evidence of the family's passion for music. It's a passion they share with their neighbors, who join with them nearly every Sunday to play folk and bluegrass music — another reason for passersby to stop, look, and listen.

Inside, artwork abounds. In the far left corner of the living room is *Angry Heron* by John Alexander, a renowned American artist from Beaumont who created the skull that tops bottles of Crystal Head Vodka (a company he owns with the actor Dan Aykroyd). On the coffee table in the center of the room is a metal sculpture by Todd Campbell, and next to it lies *Midcentury Modern Art in Texas*, Kate's award-winning publication and the go-to book on Texas midcentury modern art from 1930 to 1960.

Besides the sculptures, the room features furniture, a wooden chessboard, and two-dimensional works, all by Lee, whose paintings are most influenced by Jasper Johns. Sprinkled throughout the home are works by Gene Owens, a Texas midcentury sculptor still working today; Charles T. Williams, a Texas midcentury artist now deceased; and noted Texas painter Jack Boynton. The Edwards' information sheet shows the placement of pieces sprinkled throughout the house.

Art clearly runs in the family. Above the midcentury sideboard is a painting by Hugo Cifuentes from the collection of Lee's grandmother. Like Cifuentes, Lee's grandmother was a notable midcentury Ecuadorian artist. She was primarily a sculptor and made the black andesite piece between the two red chairs. Kate's brother, Riley, is responsible for various pieces in the house including the wooden ball carved with "Bark," a piece reminiscent of his metal globe outside.

In the dining room, enjoy the long-leaf pine floors and the built-in Mission-style buffet with its original Wissmach Florentine glass. The dining room table came from Katie's family, and the 1930s chairs were rescued from a fraternity house in Lawrence, Kansas, by her father. Two works of art on the right side of the room are by Joey Fauerso, Riley's wife and a professor of painting and drawing at Texas State University.

The playful feel of the house continues in the kitchen, where a surprise green tile or two is thrown in amid the black, white, and red marmoleum. Through the kitchen, pass through a laundry area to get to what the owners consider "the best room in the house": the breezy, pitched-roof porch they added a couple of years ago. The table might look antique, but it is yet another creation of Lee's.

Walking out the door of the back porch, notice the driveway in the backyard. To help with drainage, the owners jackhammered the concrete and repurposed the pieces to create a more natural look. Adding to the

ambience is a sweet, gurgling goldfish pond; the sound is so soothing that Lee says he couldn't imagine not having a water feature.

Occupying most of the backyard is an Austin Stone building. On one side is Lee's studio, the hub of his art production; at the back is a tiny efficiency apartment; and upstairs is the home of his mother-in-law. Built in 1938, it was probably added as a way to earn extra income during the Depression. At that time, the house was owned by the Nash family: Cora McKenzie Nash, a widow born in Nueces Town, Texas, who was a laundress at the Austin State Hospital, and her three adult children, Dempsey, Jane and Oscar. The Nash family owned the house from 1929 until the 1960s, although Cora died in 1940 from leukemia at the age of 71.

Along the Route

Speedway, which should have been Avenue E, acquired its name because it was used by race horse owners at the Texas State Fair racetrack to exercise their animals. The two blocks of Speedway that lead back to Trinity Methodist Church display a series of historic treasures, including four houses built and occupied by members of the same family, the Badgers.

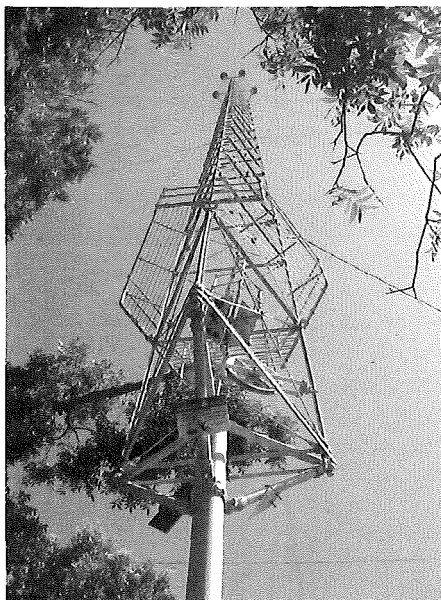
Brothers Walter and Robert Badger and their father together founded the B. Badger & Sons mountain cedar wholesale company. Later, around 1929, Robert and Walter founded the Yellow House Land Company. Their final venture was the Plains Investment Company. Walter was also director of the American National Bank and chairman of the Austin Citizens' Committee. The two men bought similar houses a block and a half apart on Speedway.

The Walter Badger House, at 4112 Speedway, was built in 1908 by the Missouri, Kansas and Texas Land Company. The house is Colonial Revival in style; notice its wrap-around verandah with Doric columns and the Palladian windows in its attic dormer. The Robert T. Badger House at 4006 Speedway was built in 1906, and Robert Badger bought in 1909. He also owned the two lots just north of it, which held a family tennis court and flower garden, and a barn to the west, across the alley, for a horse, buggy, and milk cow. This house is Eastlake in style, with a Colonial Revival two-tiered porch with fluted Doric columns and a classical portico.

Walter Badger and his wife Bettie were the parents of Fannie Bailey. For

her, they acquired the two lots just south of their house. In 1910, Fannie built the Bailey-Newgren House at 4108 Speedway. The house reflects, with its horizontality, the influence of the Prairie Style houses of Frank Lloyd Wright. Its walls are indigenous limestone. The Bailey-Houston House, at 4110 Speedway, which Fannie built in 1915, was architected by Charles H. Page. One of the best Craftsman bungalows in Austin, it features gable roofs with eaves, knee braces, and half-timbering. River rocks surround the chimneys and column bases. Note the porte-cochere and casement windows.

At the intersection of 41st and Speedway stands the Hyde Park Moonlight Tower, 165 feet high, constructed of cast and wrought iron. In 1894, Austin purchased 31 moonlight towers; seventeen still remain. They were common in US cities at the end of the 19th Century, but only Austin still uses them. The Hyde Park tower was the first one in the city. When Hyde Park was founded in 1891, the electric generators at the Austin dam were not finished, so Colonel Shipe powered the moonlight



tower with electricity from his own generator. Lighting in the moonlight tower evolved: originally, it consisted of six carbon arc lamps. These were replaced with incandescent lamps in 1925, then with mercury vapor lamps in 1936. Today, the towers use metal-halide bulbs. In 1993, Austin restored all of its remaining moonlight towers. They are Austin and Texas Historic Landmarks and are included in the US National Register of Historic Places. According to *Texas Architect*, October, 1998, "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."

Homes Tour Committee

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