

Celebrating

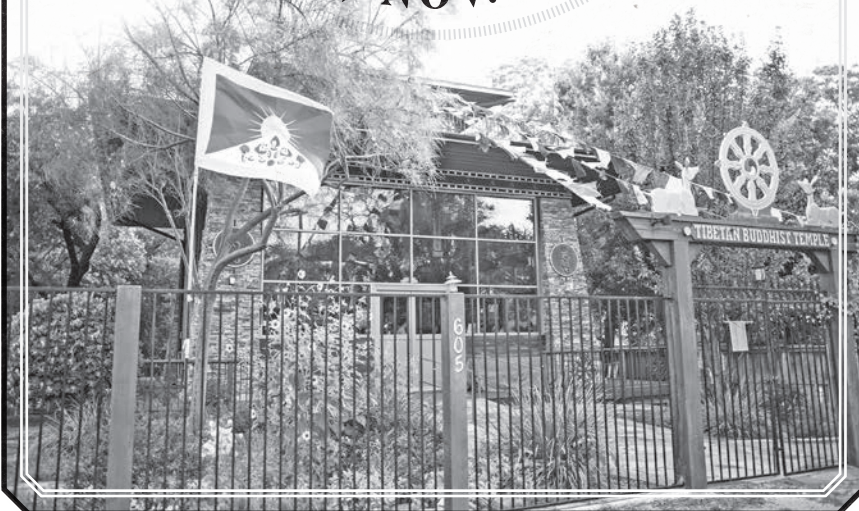
THE CLASSIC AND UNIQUE HOMES AND
HOUSES OF WORSHIP THAT MAKE UP
OUR BELOVED NEIGHBORHOOD!

THE 41ST ANNUAL
Historic

HYDE PARK HOMES TOUR

PRESENTED BY THE HYDE
PARK NEIGHBORHOOD
ASSOCIATION

SUNDAY, NOV. 11, 2018



The Hyde Park Neighborhood Association gratefully acknowledges the support of the many neighborhood businesses, community resources, and friends who make Hyde Park a special place to live and play.

Home Sponsor

Jen Berbas, Realtor, Realty Austin

Key Sponsors

CG&S Design-Build Sala & Betty Restaurant

Lucien, Stirling & Gray Advisory Group, Inc.

Sponsors

Karen McGraw Architect PLLC Hyde Park Bar & Grill Julio's Cafe

Peter Maxson & Jack Taylor Margot and Grant Thomas

Lin Team, Old Austin Realtor, Landmark Properties VINO VINO

Wilson Plumbing Company, Inc. Adams House Bed & Breakfast

Friends of the Tour

Wansley Air Conditioning, Heating, and Commercial Refrigeration

Mother's Cafe ASTI Trattoria Flamingo Automotive Inc

Susan Moffat & Nick Barbaro Stacy and Aaron Franklin

Anne Hebert & Garland Turner Lord Byron and Lady Buffington

L.B. Deyo and Ellie Hanlon David Bowen

In Honor of Dorothy Richter & Merle Franke

Special thanks to the Austin Chronicle and Austin Parks & Recreation

Special thanks to the Elizabet Ney Museum,
Open Wednesday through Sunday, 12 pm to 5 pm
austintexas.gov/Elisabetney

A portion of the tour proceeds will be used to support the efforts of the Friends of Shipe Park in restoring the Shipe Park facilities.
shipepark.org

Hyde Park Neighborhood Association thanks the countless volunteers who make this tour possible!
austinhydepark.org

Welcome!

On behalf of the Hyde Park Neighborhood Association, welcome to the 2018 Historic Hyde Park Homes Tour! We are pleased to announce that a portion of the revenue from today's event will be presented to the Friends of Shipe Park for improvements to the historic log cabin and other aspects of Hyde Park's beloved community green space, Shipe Park.

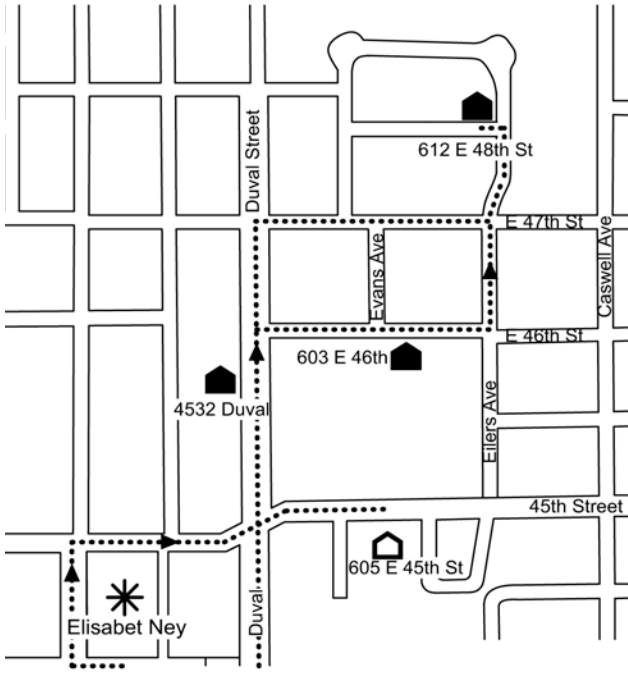
This year's tour highlights a variety of unique homes and places of worship, spanning architectural eras and decorative styles. There's a compact home with Asian art build in 1905, a two-story American Foursquare build in 1927, and a large mid-century ranch-style home built in 1953. The tour also highlights several homes from the 1930s including two remodeled cottage-style houses, a classic bungalow built by the Calcasieu Lumber Company, and a brick cottage with a matching duplex built decades later. Featured are two of Hyde Park's many places of worship: Palri Pema Od Ling, Austin's only Tibetan Buddhist temple with a resident Lama, and Hyde Park Presbyterian Church, an 1895 structure included in the National Registry of Historical Places.

Many people have been instrumental in bringing this year's event to fruition, but none more so than our tour leaders, Ellie Hanlon and David Bowen. Ellie and David have clocked countless hours selecting homes, recruiting sponsors, organizing volunteers, and a myriad of other tasks. We would also like to thank the editor of this booklet, Lorre Weidlich, and our webmaster, Graham Kunze, for producing high quality documentation for the tour. Finally, we would like to thank all of the people who have volunteered to serve as house captains, researchers, writers, photographers, tickets sellers, and docents—not to mention the amazing neighbors who have opened up their homes for you today!

Best wishes for an enjoyable tour experience.

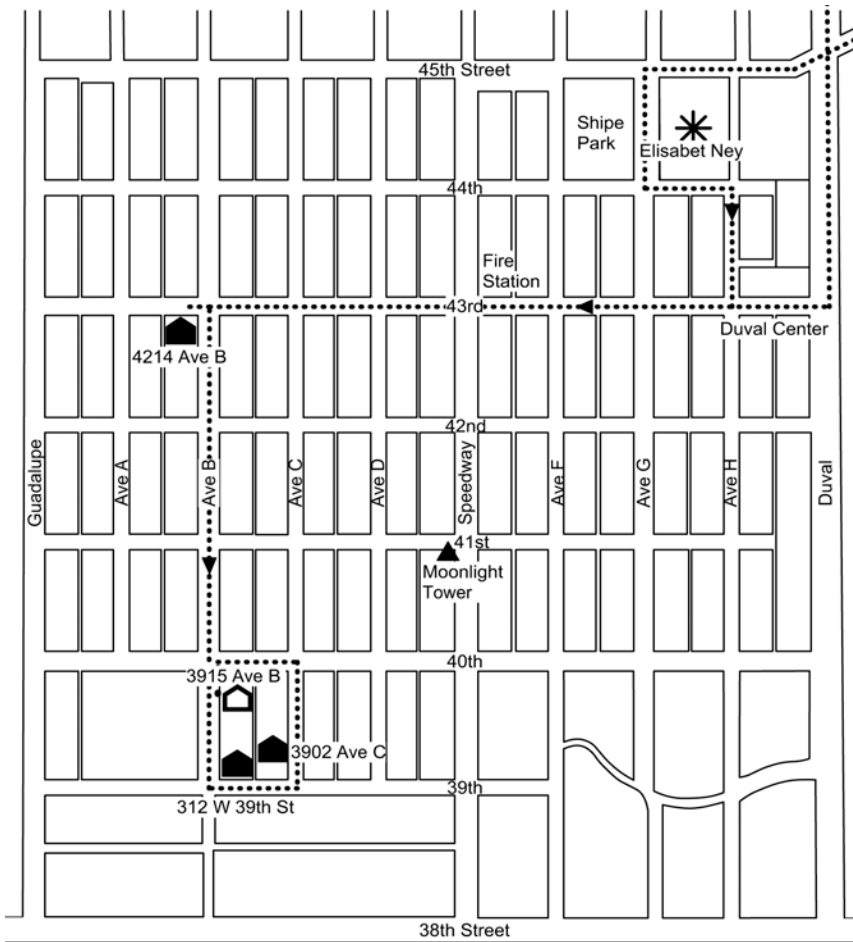
Betsy Clubine & Sarah Cook
Co-Presidents, Hyde Park Neighborhood Association

Homes Tour Map






North Route





South Route



Legend	
	Headquarters
	Home on tour
	House of Worship
	Open for Tour after 11:30am

Tour Headquarters

Elisabet Ney Museum

304 E 44th Street



The Elisabet Ney Museum is a unique structure, the embodiment of a unique personality, a combination of the Romantic and the Classical, the conventional and the iconoclastic. The museum, named "Formosa" (Portuguese for "beautiful") by its owner, was built in 1892. Elisabet Ney (1833-1907) designed it to be built of uncut, rusticated limestone like the barns of the German Texans west of Austin. Originally, it consisted only of a central cube structure with a classical portico and reception room to the left. Because her home then was in Hempstead, Texas, Ney included a sleeping loft for the weeks when she stayed in Austin to work. By 1902 she and her husband, philosopher Edmund Montgomery, realized that they needed more satisfactory living and working quarters, so she added a second gallery and the tower, with its suggestion of German medieval castles.

A native of Westphalia, Germany, Ney's interest in sculpture was inspired by her father, a prominent stone carver. Over her parents' objections, Ney was the first woman to study sculpture at

the Munich Academy of Art. She graduated with highest honors in 1854 and 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 the island of Madeira. She and her husband left Germany in 1870 at the outbreak of the Franco-Prussian War. They emigrated to America and settled at Liendo, a plantation near Hempstead, Texas. 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. At the age of 59, Ney decided to resume her career, just at the time Col. Shipe founded his Hyde Park suburb. She purchased four acres along Waller Creek, and her studio and home became one of the neighborhood's first structures.

Ney was known for her eccentricity: She wore flowing Greek-style robes and a short working tunic, which failed to cover her trousers. Her short hair, unconventional marriage, and strange food preferences provoked comments. Ney's studio, however, became a gathering place for the most distinguished residents of Austin, and she invited such dignitaries as William Jennings Bryan, Enrico Caruso, and Jan Paderewski (who described her as one of the most fascinating women he had ever met) to her home. Ney's friend, Bride Neill Taylor, wrote, "The conversation played back and forth between the artist and her guests on the subjects dealing mostly with the larger aspects of life, which gave to many a listener a broadening of intellectual vision, a human livening up of already acquired knowledge, which otherwise, had lain dormant within as dead and dried up book-lore." (*Elisabet Ney, Sculptor*, Devin-Adair Company, 1916). She believed that art and beauty were powerful forces in both the shaping of a state and the shaping of individuals, a belief shaped, in part, by her experiences with Schopenhauer, Rousseau, and 19th Century Romanticism. "Shall not our dwellings, our public buildings, our factories, our gardens, our parks reflect in reality the loveliness of our artistic dreams?"

After working in clay and marble dust for so long, Miss Ney developed circulatory problems and her health declined. On June

29, 1907, following a stroke, Miss Ney died at Formosa. Her colleagues preserved Formosa as the Elisabet Ney Museum. They later founded the Texas Fine Arts Association, University of Texas Art Department, and Texas Commission on the Arts. The museum is a National Historic Landmark and National Trust Associate Site. In 2002, the National Trust for Historic Preservation described the museum as “one of the most significant historic artists’ homes and studios in the country” and in 2003, it was designated an official project of the Save America’s Treasures program, a White House initiative to preserve America’s cultural resources.

Along the Route

Von Boeckman-Keeble House, 4410 Avenue H. Across Avenue H at 44th Street, originally part of the Elisabet Ney property, is the von Boeckmann-Keeble House, built in 1910 for Edgar and Clementine von Boeckmann. 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 exhibits several influences: Colonial and Classical Revival (the temple-like entrance, portico, gables, and cornice with dentil work), Victorian (the bay windows), and Prairie Style (the wide roof overhangs).

In 1913, Edgar was badly injured in an auto-streetcar accident from which he never recovered, and he died in 1918. Mrs. von Boeckmann lived in the house until her death in 1924. Several owners followed until Leslie O. and Mary Keeble bought the house in 1950. The Keeble family continued to live there until 2003. After that, it was purchased and restored by Judge Robert Pitman and David Smith, working with Austin architect Jay Farrell. For their efforts, they received an award from the Heritage Society of Austin (now Preservation Austin).

Shipe Park. Between 44th and 45th Streets and Avenues F and G is Shipe Park, dedicated in 1928 and named for Hyde Park’s founder, Col. Monroe Shipe. Known earlier as the Hyde Park Playground, it was purchased by the City of Austin with bond election funds: \$6500 for the land and \$3000 for a “shelter house

and fence.” Shipe Park was one of several neighborhood parks built in outlying residential areas of Austin in the early 1930s. Architect Hugo Kuehne, founder of the Department of Architecture at UT, designed the shelter house.

In 1930, construction started on the wading pool, a handball court, and the shelter house (the log cabin). Its rustic look defined the appearance of parks in Austin and across the nation. Its breezeway was intended as a public space and is still used that way today.


Neighborhood lore states that a small dam of rocks near the bridge over Waller Creek was built to create a swimming hole for children. Obviously, Hyde Park needed something bigger than a wading pool! The full-size pool that resulted was filled daily with spring water from the nearby springs along Waller Creek.

Over the years, the park changed: playscapes were installed and replaced with newer ones; the handball court was replaced with a basketball court; and tennis courts, swing sets, and sidewalks were added. The drain-and-fill pump was replaced in 1985 and a pump house was built to house the new chlorinated system.

Between 1997 and 2000, Hyde Park Neighborhood Association leaders Ann Graham, Susan Moffat, and Suzee Brooks organized such park projects as a bridge over Waller Creek and the installation of the archway on the south border of the park, constructed of petrified wood secured by Hyde Park resident Stan Kozinski from the recently demolished Petrified Wood Motel, a former neighborhood site. Around 2006, another group of neighbors led by Jill Nokes secured mitigation money from Austin Energy for the electrical towers it had constructed along Guadalupe Street and used that money to install a sprinkler system and plant trees.

In 2008, Mark Fishman, Jill and Jack Nokes, Adam Wilson, and Alison Young founded the Friends of Shipe Park. They initiated the annual It’s My Park Day cleanup in March and Pool Opening Party and Movie Night in June. Their projects have included the mural on the pump house wall, designed by Pascal Simon and Holli Brown and created by community members during workshops held at Griffin School.

The park is currently undergoing yet another upgrade. Through the efforts of former Council Member Laura Morrison, Austin City Council voted \$3,100,000 to reconstruct Shipe Pool. A \$50,000 grant from the Austin Park Foundation is going toward renovation of the log cabin, and Friends of Shipe Park is raising money for other improvement. Funds from this Historic Hyde Park Homes Tour will go toward that effort.



Adams House
Bed & Breakfast

Sidney Lock
Proprietor

4300 Avenue G ✱ Austin, Texas 78751
Tel: (512)453-7696 ✱ Fax: (512) 453-2616
Email: reservations@theadamshouse.com ✱ www.theadamshouse.com

You're Our Neighbors. This Is Our Home.
The 2018 41st Hyde Park Home Tour



WILSON
PLUMBING
COMPANY, INC.
SINCE 1947

906 E. 47th Street wilsonplumbingaustin.com (512)452-8223



Julie's
Fresh Mexican Food Since 1983

BUTLER HOUSE

4532 Duval Street



The Butler House is a remodeled cottage with many design elements typical of the Hyde Park Annex, platted by Col. Shipe in 1898 and covering the area from Avenue B to Duval, from 45th Street to 47th Street. In 1924, H. M. and Margaret L. Jackson purchased the lot at 4532 Duval. H. M. Jackson, born on a farm in Elgin in 1883, first trained and worked as a traveling piano tuner but later returned to farming and made an income selling pecans, tomatoes, and other fruit that he grew on the Duval lot. Margaret served as chief deputy at the State Court of Civil Appeals. H. M. was quoted in a 1926 news article saying, "I purchased this place here in the outskirts of Austin, because there were 39 pecan trees on it."

In 1932, the Jacksons sold part of their land (present day 4530 and 4532 Duval) to Helen Lamar, described by the deed as a "feme sole," for \$725. Helen attended St. Mary's Academy, a private school for girls, and later worked as a stenographer for the Dahlich furniture company and as a secretary for the State Education Agency. She married Jesse K. Butler, a furniture salesman at Dahlich, and in 1937 they constructed the house at 4532 Duval. Jesse would go on to work as a salesman at Cabaniss Furniture

Company. As an active member of her community, Helen hosted Hyde Park Christian Church Women’s Council meetings at her home.

Many elements of the home are typical of the era and area of Hyde Park. The triangle knee braces under the eaves, exposed rafter ends, and paired windows are all common elements of bungalows, a popular early 20th century style. The interior layout of the house is original, while the large back porch was added later. In 1954, Helen Lamar hired D. M. Perry to construct the one-bedroom cottage behind the home for \$3500. In 1960, it was listed for rent for only \$60 per month. Seven pecan trees, referred to as the “Seven Sisters” by one longtime resident, still offer an impressive canopy of shade for the property. A large persimmon tree graces the front yard.



A complete remodel of the home was completed this year, to bring the style and systems up to date while maintaining the classic features of the home. The original cedar post foundation was replaced as well as the electrical and plumbing systems. Layers of wood paneling and wallpaper were removed to expose the original shiplap walls. The original bath tub remains in the otherwise new bathroom. Renovations also included new cabinetry, drywall, crown molding, exterior and interior painting, refinished floors, restrung window sash cords, siding repairs, new window screens,

refinished door hardware, and a new HVAC system. An antique salvaged pew from a local church still sits on the back porch.



We design and build around you so that you feel right, at home.

CGSDB.com/Kathy | 512.444.1580



Along the Route

John M. Patterson House, 604 E. 47th Street. The John M. Patterson House, built between 1904 and 1908, is an example of American Foursquare style, characterized by a square plan, a full width front porch (which, in this case, wraps around the corner to the west), large stone masonry piers that support the porch roof, and wide roof overhangs with boxed eaves.

The 1906-07 *City Directory* lists John M. Patterson, his wife Irene, and their family as residents. Patterson served as City Attorney and later as a judge. Patterson assembled a tract of approximately 20 acres, a “gentleman’s farm,” that included servants’ quarters (still remaining, highly altered, as a dwelling) and a stone water tower (still remaining) with an elevated wooden cistern. The 1935 Sanborn map shows four buildings besides the main house.

After Irene’s death in 1922, Patterson remarried; his second wife, Emma, occupied the house after his death. Several owners followed until James M. and Barbara Land Strickland purchased the house in 1965. They renovated the house and introduced the statues and fountains in the yard. Today, the house operates as the Strickland Arms, a bed and breakfast.



An advertisement for 'vino vino' wine bar. On the left is a close-up photograph of a dish, possibly a salad or appetizer, with a red sauce, white cheese, and various vegetables. On the right, the text reads: 'AUSTIN'S ORIGINAL WINEBAR' in bold white capital letters, followed by 'a hycle park tradition' in a cursive script, and 'vino vino' in large white lowercase letters. At the bottom left, it says 'VINOTX.COM | @VINO_TX'.

Johnson-Sundbeck House

612 East 48th Street



This substantial and handsome mid-century ranch style home was built in 1953 by Mr. and Mrs. Howard E. Johnson. The 2300-square-foot home is situated on an almost quarter-acre corner lot. The original home included three bedrooms, two baths, two living areas and two dining areas - quite a majestic home for the time and location.

The front of the home provides an expansive view of East 48th Street through beautiful picture windows. A huge cypress tree anchors the lot at the corner of Eilers and 48th Street. While no one knows for sure, it is likely that the tree has found an underground source of water that has allowed its magnificent growth over the years.

This area of Hyde Park, Patterson Heights, was named after Judge John McCamy Patterson (see “Along the Route” for information about his former home). The neighborhood was home to a number of Swedish families during the 1950s and ‘60s. The homebuilders, the Johnsons, were the children of Swedish immigrants who later went on to open Mrs. Johnson’s Bakery in 1948. A donut shop by that name on Airport Boulevard and 49½ Street is still in operation

and bears testament to the legacy of the original family of bakers. Mrs. Johnson's Bakery expanded over time to include specialized storefronts on Koenig Lane at the intersections with Woodrow and North Loop. Residents of the neighborhood recall the Johnson family handed out delicious donuts as treats every Halloween.

A special custom-made tile in the kitchen reflects the family's Swedish heritage: it reads "Välkommen till Vårt hem" ("Welcome to our home"). The attention to detail evidenced in the tilework is repeated in the hall bathroom, where the yellow and blue motif reflects the colors of the Swedish flag.

Many original features of the house – wood double-hung sash windows, solid hardwood floors, vintage tile, push-button light switches, glass door knobs, and knotty pine paneling – are visible today.

Side-by-side areas dominate approximately one half of the original floor plan. The large front living room and dining area previously boasted wing walls that separated the living room from the dining room. A similarly sized space at the back of the house, away from East 48th Street, showcases a large kitchen, dining area, and family room with an impressive fireplace decorated with unique tiles depicting a mill and waterwheel. The east wing contains the three bedrooms and two bathrooms, both of which contain the original tilework from 1953.



Over time, a four-car carport and side room were added to create a private courtyard with pergola. The lush landscape includes several large trees including a mature pecan tree and the aforementioned cypress tree on the corner.

The home was purchased by the Leos family in 2017. The Leoses bought the house from its second owners, the Sundbecks, another Swedish family, who purchased the home from the Johnsons in 1978. The Leoses have furnished the home with period furnishings, creating a retro style reminiscent of homes of the 1950s. The stadium seating located in the dining area and on the front porch was salvaged from the original Astrodome in Houston, Texas and secured by the owners, frequent attendees of Astros games.

The original homebuilders, Howard Emil and Evelyn Marie Johnson, are buried in Cook-Walden Memorial Hill Cemetery in Austin, Texas.



**A Registered Investment Advisor Providing Fiduciary
Level Planning, Advice & Asset Management Services**

Founded in 1992 | Located in the John Rutledge House
4005 Guadalupe Street | Austin, TX 78751
512-458-2517 | lsggroup.com

Frederickson House

603 East 46th Street



A striking double vision awaits visitors at 603 East 46th Street. On the right is a 1939 stone cottage, and on the left is a matching duplex built three generations later.

The history of the original structure is inseparable from the story of 13-year-old Eric Fredrickson, who boarded the S.S. Caledonia in Glasgow, Scotland in 1907. He set off on an adventure to America that would ultimately lead him to 603 East 46th Street, where his family would live for almost a half century.

The ship's manifest indicated that he was traveling alone from his home in Rogberga, Sweden and was heading to Austin, Texas, by way of Ellis Island in New York. He was joining his older brother, farmer Fritz Fredrickson, who had immigrated five years earlier.

Eric worked as a farm laborer in Del Valle, a rural outpost in southeastern Travis County, where the primary crops were cotton and grain.

By 1930, he had left farm life and was working in a shoe repair shop with Donald Nelson. That turned out to be a fortunate

acquaintance. Soon Eric was boarding at the home of Nelson's Swedish mother on West 10th Street, and he later married Nelson's older sister, Florence.

About 1942, Eric and Florence Fredrickson moved into the three-bedroom, one-bath cottage at 603 E 46th Street in the new Staehely subdivision of the Caswell area in northern Hyde Park. The neighborhood was mostly empty space east of Duval in 1935, according to historic Sandborn maps. However, by 1940, East 46th Street was starting to develop. Maps show that the home was built on the west end of a large, quarter-acre lot. We can imagine that the vacant eastern half of the property was used as a Victory garden to support the family.

In 1949, Eric opened his own business in Hyde Park, Fredrickson Shoe Repair, at 4300 Duval, where ASTI Trattoria is located today. Florence Fredrickson worked as an operator at Southwestern Bell and became the chief operator at the company in 1940. She continued in that capacity until she retired about 1960.

The Fredricksons had no children, so Florence's sister, Evelyn Nelson, who also worked as an operator at Southwestern Bell, moved in with them around 1944. After Eric died in 1968, followed by Florence in 1971, Evelyn inherited the home.

After almost 50 years in the Fredrickson family, the home ultimately passed to new owners who decided to rent it. They remodeled the kitchen in 1993, and installed central heat and air in 1995.

In 2011, the double vision of 603 East 46th St. began taking place. An investor decided to build a matching duplex on the left side of the original stone cottage. The facades appear like twins, with dramatic exposed wooden beams on matching front-facing gables. Both front porches feature Craftsman tapered columns with period-styled lanterns.

But make no mistake; the houses are not identical. Although both houses have three bedrooms and two baths, the original 1939 house, 603 A, measures 1,484 square feet. It has a pier and beam foundation and wooden floors. The new structure, 603 B, is built on a slab with 1,868 square feet. It has stained concrete flooring and a carport.

The original house also received numerous improvements. The investor increased the size of the front bedroom, installed a bay window in a rear bedroom, enlarged the hall bath, and added a custom bath to the master bedroom.

In 2013, the 1939 house was sold as a condominium to the current owners. They removed the wall between the living and dining rooms and added a door from the kitchen to the back yard to better accommodate their young family.

The other half of the property, 603 B, was sold in 2014. The new owner installed a kitchen island and countertops, added two closets in the master bedroom, rebuilt the shower and counter in the master bath, put a glass shower enclosure in the guest bath, and constructed a winding ramp leading to a professionally designed garden. Her home is filled with Persian rugs, Italian coffee pots, copper kitchen accessories, Lalique crystal fish, and other decorative arts.

The story of 603 E 46th Street began as a cottage, transformed into a duplex, and ended as twin condominiums. Eric's vision in coming to America has been duplicated for these and all future families who will share their own dreams of home.



Congratulations. . .
Hyde Park Neighborhood Association
for producing 40 Historic Homes Tours
. . . an amazing community building tradition!

*Thanks to my dozens of wonderful Hyde Park clients
It's a true joy to "work for my neighbors"
31 years and more to come!*

Karen McGraw Architect PLLC
4315 Avenue C, Hyde Park
Member American Institute of Architects

Palri Pema Od Ling

605 East 45th Street



Many of us, traveling east on 45th Street, cast a glance to the south to catch a glimpse of an ornate building with stacked stone corners and large expanses of glass, set back from 45th just east of the curve at Duval. This unique structure is Palri Pema Od Ling, Austin's only Tibetan Buddhist temple with a resident Lama.

The temple is closely associated with Inshallah ("God willing" in Arabic), a hidden historic property dating back to the 1800s on nearby Waller Creek. David Lunsford, UT graduate, philanthropist, and the third engineer hired by Dell, owned Inshallah from the late 1990s until early 2013. Temple devotees practiced in the basement of Inshallah and in an open area on the grounds until Lunsford donated a portion of the Inshallah property for the temple. He was also instrumental in establishing and financing the construction of Palri Pema Od Ling (2008 to 2010) and his Bodhicita ("Enlightenment Mind"*) Trust deeded complete ownership of the temple in late 2011 to Palri Pema Od Ling. David Lunsford currently resides in Europe, and Inshallah has passed to subsequent owners.

The design for the temple began with group discussions, rough sketches, and the hiring of Texas Tech architectural graduate Robert Matthews (an apprentice at the time) to be building designer. Robert enlisted site architect Chris Lewis and structural engineer Steve Conrad. Custom builder Steve Pryne was hired as general contractor, to enlist subcontractors, including engineers, to complete the mechanical and electrical design and oversee the construction of the temple between 2008 and 2010. Unique construction projects always have unique logistics: managing the permitting process was complicated due to the combination of a temple and a residence in one building, and periodically all work on the project would cease in order to allow visiting Lamas to consecrate the construction progress with an official ceremony.

The building design references the style of a traditional Tibetan temple, with deference to its neighborhood setting. Prominent exterior features include flared stacked stone columns to define building corners, wood wainscot, large expanses of fixed glass, and beige-colored exterior insulating panels. The roof has broad eaves with wood soffits and copper flashing. The interior main level includes a stained concrete floor with 18-foot ceilings. The lower level of the structure, accessible by steps on the east side of the building and from the back elevation, includes quarters for the resident Lama. The third floor library, with its external spiral staircase on the west elevation, is tucked behind an ornate roof structure.

Initial views of the temple interior can be a bit overwhelming to our western senses, because there is so much to meet the eye and to absorb. The large, gold leaf statue reaching to the ceiling, smaller handcrafted statues in cabinets, ornaments on shelves, water bowls, flowers, hanging hand-painted fabric, and scents of incense all have their special purposes in a Tibetan Buddhist temple. The large statue is Guru Rinpoche, the founder of Tibetan Buddhism in the 8th Century; it is filled with medicines, mantra prayers, and approximately 1,000 books, including the canonical teachings of the Buddha. The 13-foot, 2,500-pound statue was the twentieth example of its kind in the world. Its counterparts are scattered across the globe, with only one additional example in the United

States. Collectively, the statues represent the Padmasambhava Global Project for World Peace, started in 2002 by Khenpo Namdrol, a Buddhist teacher based in Nepal. In the Buddhist tradition, the statues are meant to “deter negativity and spread blessings of compassion and wisdom.” (<http://www.knamdrol.org/PADMAWORLDPEACE/www/about.html>)

While the Guru Rinpoche statue alone makes Palri Pema Od Ling extraordinary, the added presence of Lama Lobtsul, resident teacher since 2011, makes Austin a special place to study Buddhism. It is a rarity to have a Tibetan Buddhist Lama available to provide instruction to anyone who walks through the door. His modest residence on the lower floor is located beneath the Guru Rinpoche statue. Lama Lobtsul’s road to Texas dates back to age 11, when his father died and left him to care for his mother and younger siblings. They were nomads in the mountains of Tibet near the Yellow River, herding sheep and other livestock for sustenance. As a child, Lama Lobtsul practiced his faith at night because the Chinese government forbade the practice of Buddhism and attempted to eradicate it. Lama Lobtsul persevered in his faith and at age 21 attained the title of Lama, or teacher, eventually becoming master of ceremonies at his monastery. This set him on a spiritual path from Tibet: during five years in India, he studied with the Dalai Lama; in Colorado, during 2008 and several following years, he practiced at the Boulder Shambhala Center; and finally, in 2011, he began serving as Lama at Palri Pema Od Ling.

To the Buddhist way of thinking, enlightenment knows no bounds. Palri Pema Od Ling adheres to this simple frame of mind, and extends its welcome to all visitors.

*In Buddhism, “enlightenment-mind” is the mind that strives toward awakening, empathy, and compassion for all sentient beings.



***The Historic
Hyde Park Homes Tour***
thanks these Austin
florists for contributing
flower arrangements for
the houses on the tour:

Texas Blooms and Gifts

Bricolage

Kathi Thomas Designs

A Flower Junction

**Charlotte's Fiesta
Flowers**

Austin Flower Co.



LIN TEAM

**OLD AUSTIN
REALTOR®**

CELEBRATES THE

**2018 Hyde Park
Homes Tour**

VintageAustinHomes.com

LTeam@austin.rr.com



**Fresh,
Organic,
Locally Sourced
Food Prepared
with
Tender Loving
Care and
Served Pretty
Darn Quick.**

**MON-THUR
10:30AM-9:00PM**

**FRI & SAT
10:30AM-10:00PM**

CLOSED SUNDAY

**5201 AIRPORT BLVD.
AUSTIN, TX 78751**

**512 645-0214
SALAANDBETTYATX.COM**

Along the Route

Duval Center, Duval and East 43rd Street. During Hyde Park's early history, the property on which Duval Center now stands belonged to Joe and Alma Wukash, whose first home stood where Julio's Café now stands. Joe Wukasch was born in 1892 in Serbin, Texas into a community of Wendish Texans. After moving to Austin in 1910, he opened a small grocery store on Guadalupe at 23rd Street. In May, 1918, he was called to duty and became the cook for his infantry division after the regular cook was killed. Joe and Alma married upon his return and moved into a modest frame house with a fenced yard on the corner of 43rd and Duval Streets, where they lived for nine years.

The current buildings of Duval Center date back to around 1955. They remained in the Wukasch family until 1991, when they were purchased by the current owner, Ed Shaw, and his mother. From 1985 until 1997, Ed Shaw and Judy Willcott (of Texas French Bread) operated the Hyde Park Bakery at Duval Center, a space that has been a bakery for over 35 years. Hyde Park Bakery began as a 450 square foot space with a single convection oven and gradually expanded to its current space. Arthur Silver, who operated Captain Quackenbush's Intergalactic Dessert Company and Espresso Café on Guadalupe, purchased Hyde Park Bakery in 1997 and continues to operate the space as Quack's 43rd Street Bakery.

Today, with the loss over several years of Gaitan's Barber Shop, the laundromat, and, recently, Dolce Vita, Duval Center is in the midst of change, but it continues to be a place for neighbors and friends to meet and share a meal or coffee. Take a break from the tour to enjoy some of Quack's delicious pastries!

Adams House, 4300 Avenue G. The Adams House was built in 1911 by Richard Gesswein, a clerk at the Hill and Hill Grocers & Feed Store on Congress Avenue, and his wife, Jennie. It began as a one-story, asymmetrical Victorian cottage. In 1922, the Gessweins sold the house to William T. and May Adams. Mr. Adams worked for the state in the Agriculture Department. In the early 1930s, the Adams family expanded the house into a square, two-story

Colonial Revival. A few years later, after the death of William Adams, May Adams took in boarders. After she moved out in 1955, the house was divided into four apartments and occupied by renters until 1996.

In 1996, restoration specialist Gregory Free of Gregory Free and Associates and Michel Issa of Old Texas Properties bought the deteriorated house with the goal of restoring it to a Colonial Revival single-family dwelling. They salvaged the doors and the pine flooring and created a new floor plan. Removing the asbestos siding revealed the original vee-groove siding. They reconstructed the fence, constructed arbors, and planted roses. For their efforts, they received a Heritage Society of Austin award. Currently, the house operates as the Adams House Bed and Breakfast.

Trolley Route. As you proceed down 43rd Street, you are following 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 to return to 40th Street. 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.” (Bruce Hunt, “Austin’s First Electric Streetcar Era,” <http://notevenpast.org/austins-first-electricstreetcar-era/>)

Hodnette-McKessen House, 4300 Avenue F. The Hodnette-McKesson House, built in 1908, was designed by Charles H. Page, Sr., who later designed the Littlefield Building and the Travis County Courthouse. The house is a Prairie Style bungalow that

shows Frank Lloyd Wright influence in its dominant horizontal lines, wide overhangs, and low-profile hipped roof. The huge, Japanese-inspired lanterns that hang in front of the porch columns were, according to Page, a trademark of his early homes. A low limestone wall originally encircled the property, and still-intact hitching posts stand in front of it.

The house was built for Milton J. Hodnette, agency director for New York Life, but by 1914 the house was occupied by Kate Walsh. Kate married Louis S. McGinnis. In 1922, they sold the property for \$12,500 to Charles E. and Elizabeth Roberts, who ran a grocery store at 4107 Guadalupe. The following owners, Paul and Pearl Norman, made the first significant changes to its interior. In 1952, Air Force Col. Elmer McKesson and his wife Elena bought the house, and their family occupied it on and off for the next 39 years. In 1991, Robert and Kayla Garrett bought the house and sold it to its present owners only a year later.

Kopperl House, 4212 Avenue F. The late Victorian Kopperl House is an excellent example of the Eastlake Style. It retains its original carriage block, cistern, and two outbuildings.

Henry Clay Fisher, Chief Justice of the 3rd Court of Civil Appeals, contracted with William H. Poole to build the house in early 1896; it was purchased by Loula Dale Kopperl shortly thereafter. Loula Dale was married to Morris A. Kopperl, who worked as an attorney for Standard Oil. In 1912, Morris moved to Colorado, charged Loula with desertion, and divorced her. Undaunted, Loula continued to go on hunting expeditions, to keep racehorses in her stables, and to keep up a social calendar that included her neighbor and friend, sculptor Elisabet Ney. Loula Dale Kopperl died in 1919.

Loula Dale's heirs sold the house to Joe and Mary Hoegerl in the 1920s, and they retained ownership for over fifty years. In 1978 Eugene and Patricia Tankersley purchased the house and began restoring it. It was designated an Austin Historic Landmark in 1979 and in 1980 received an award from the Heritage Society of Austin. 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.

Hyde Park Fire Station, 4301 Speedway. 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. The salvation of the fire station is celebrated each October by Hyde Park at its Fire Station Festival. On the front of the station is a plaque honoring Dorothy Richter, sponsored by her grateful neighbors.

Clark-Emmert House, 4300 Avenue D. This Late Eastlake style cottage, constructed in 1895, displays such striking features as decorative spindles, jig-sawn brackets, fish scale shingles, elaborate cross bracings, and a wraparound porch.

Frank and Amanda Clark hired John B. Headspeth, the builder of the Woodburn House on Avenue D, to build the home. Frank Clark was a printer who owned and operated the Clark Print Shop at 400 East 3rd Street for many years. Around 1915, Gustav and Anna Emmert purchased the property. Gustav was born in Fulda, Germany in 1854, immigrated in 1870, and married Anna Kadura in 1875. They had a family of four sons and four daughters and several different business interests over the years, including a restaurant that served workers constructing the Capitol and an automobile livery on Congress Avenue that employed their four sons as chauffeurs.

In 1935, the house was subdivided into two apartments; during World War II, the larger apartment was further divided into several apartments. The house was restored and became a historic landmark in 1982. The gingerbread detailing of the porch was recreated from historic photographs of the house and the house was repainted with exterior colors that approximated its original paint scheme.

Jen Berbas

REALTOR®

Committed to Hyde
Park since 2000



SOLD

4106 Avenue B
Seller Represented



UNDER CONTRACT

4536 Duval St
Seller Represented



SOLD

4712 Evans Ave
Seller Represented



Jen Berbas

REALTOR®

512.762.1470

jenberbas@realtyaustin.com

realtyaustin

make the move.™

Manlove House

4214 Avenue B



From the early 1890s and continuing through the mid 1900s, Colonel Monroe Shipe , the developer of Hyde Park, advertised the lots west of Speedway – Avenue A to Avenue D – to appeal to the working man or woman. They cost, he said, only the equivalent of “two beers a day”.

The Manlove House is a bungalow built in 1930 and 1931, like most of the homes on Avenue B. Most of the bungalows in Hyde Park were built by the Calcasieu Lumber Company. The first owners were Osman Manlove and his wife Elizabeth. Manlove worked at UT as a mechanic in the School of Mechanical Engineering. He passed away during his first year of living in the house and his wife rented the house to Neal Bothner and his wife Eva. They lived there until approximately 1937.

Around 1937, the house had new occupants: Charles Schuck, his wife Maybelle, and his son Francis, a UT student. Charles was an inspector for the Liquor Control Board in Gillespie County and ran for County Sheriff. The Schucks lived in the house until around 1940.

In 1940, Harry Slife, his wife Edith, and their two children moved in. Harry was the Chief Engineer at KTBC radio station. The Slifes lived there until about 1941. During the World War II period and until the 1970s, a variety of families occupied the house: accountants, interior decorators, and state health agency employees.

In 1991, Florence and John McLeroy purchased the house; they owned it until 2015. They



updated its interior and captured their changes in a photo album, which they passed on to the current owner when he purchased the house in 2015.

Decades before, the front porch had been closed in to make more interior living space. This change caused the house to be considered a non-contributing structure in the Hyde Park Local Historic District. (Structures in a local historic district

are either contributing or non-contributing.) The new owner brought the porch back to its original condition, restoring the house to its contributing status.

During some outside work, the owner discovered a water well. He subsequently excavated it, uncovering a variety of artifacts. These are on display for the tour, and tourists can view the well in the backyard.

The owner added some enhancements to the interior to create an open environment and flow while keeping the original feel of the house intact and preserving its historical aspects. He did this while in residence, ensuring close attention to detail. Original to the house are the southern yellow pine floors and most of the windows. Finally, he has decorated the house with a variety of eclectic furnishings.

Along the Route

Elvira T. Davis House, 4112 Avenue B. The Davis House exhibits a strong Queen Anne influence, with its projecting bay window, high pitched roof, deep inset wraparound porch, and sharply peaked gables - some decorated with jig-sawn bracket work, others with fish-scale shingles. The simple Doric porch columns and balustrade illustrate the beginning of the transition from Victorian to Classical Revival.

Elvira Tennessee Manor Davis (1841-1918) grew up near present-day Manor, Texas. She married Blackstone H. Davis, whose family owned a quarry that supplied stone for the 1853 Texas Capitol. A well-respected attorney, Mr. Davis was murdered in 1881 while traveling between Bastrop and Austin, and the case was never solved. In 1896, widowed and the mother of six, Elvira bought this lot. The house was completed by 1904. Elvira lived here until her death in 1918, often taking in boarders to help pay expenses.

After her death, the house had multiple owners and was eventually converted into a triplex. It was purchased by UT architecture students Andrew Herdeg and Liam Winters III in the late 1980s and restored to its original configuration as part of a senior thesis. The Davis House was designated a City of Austin Landmark in 1989 and a Texas Historic Landmark in 1994.

Hume-Rowe House, 4002 Avenue C. This excellent example of vernacular Victorian residential architecture, embodying elements of the Queen Anne style, features a prominent canted hipped roof, a bay window, and a wraparound porch with a railing that has gingerbread-style brackets and turned wood balusters.

J.L. Hume, president of the First National Bank, purchased this property in 1897 and built the house around 1905, although it is unknown whether the Hume family ever lived here. In 1905, Hume sold the property to Callie May Rowe, the daughter of James Cato Rowe and his wife Mary. James was an aide to Robert E. Lee during the Civil War and a member of a pioneer Austin family. Callie and her parents lived there until 1910, when James died. After that, Callie rented the house for several years, and Mary lived there from approximately 1916 to 1920. The house had a long series of owners before it was sold in 2006 to Aryn Sullivan, who applied for historic zoning for the property.

Mary Lowry House, 4001 Avenue C. In 1894, Miss Mary Lowry, then teacher at Hyde Park School, bought a lot at 4001 Avenue C. In 1903, she contracted with William Voss, Sr. to construct a one-story frame house for \$1300. Miss Lowry was one of the few women in the early days of Hyde Park who worked for a living. She earned the affection of a generation of students for her willingness to toll the school bell as long as it took to prevent a single child from being counted tardy. According to *Austin Daily Statesman*, October, 1914, "There are few men and women who live in Hyde Park, born and bred there, who have not Miss Lowry to thank for much of the good they gathered from life's school." Her obituary, in 1920, lists Pease, McCallum, and Shipe – all significant figures in Austin history – among her pall bearers.

The Lowry House displays the characteristics of Queen Anne style: the frieze of small spindles, the lacy brackets, and the turned porch columns. Newer elements include the deep red brick chimneys on both fireplaces and the addition. The house was purchased and restored by Scott Hoffer in 1979, and later Bob and Debbie Spector renovated and added to it.

Smith-Marcuse-Lowry House, 3913 Avenue C. After purchasing four lots from the M. K. & T. Land Company for \$840 in 1894, George Smith contracted with John Geggie to construct “eight room house...two stories with necessary...additions and appurtenances thereto...labor and materials not to exceed \$2000.” The house stands on the original site of the repair barn for the Austin Rapid Transit Rainway Company, Col. Shipe’s trolley company. The stained glass windows and two-and-a half story tower reflect the Queen Anne style, while the multiple porches, the high steep roof, and the deeply pitched gables are Stick style.

Louis Marcuse was born in Koenigsburg, Prussia in 1849 and came to the US in 1867. He served three years in the 4th Regular US Artillery, arrived in Austin 1873, married Emma Schultz in 1874, and bought the house in 1905. Marcuse was public spirited and highly regarded; he served six years on the city Board of Equalization. His daughter, Alwina, married the boy next door, Nelson Lowry, nephew of Mary Lowry. His heirs lived in the home until 1968 when it became rental property.

George and Martha Boutwell bought the house in 1976 after it had been condemned by the city. They restored it, added the sculpted metal roof, and, inspired by old photographs, reconstructed the porches, balustrades, and fencing. The Marcuse House was the first home in Hyde Park to be zoned historic; it received a Historic Preservation Award in 1983.

**Proud sponsor of the
Homes Tour since
last century.**

**Try our Famous
French Fries for FREE!***

*Free small fries with
any purchase with this
ad. Offer good Sunday,
November 11 and Monday,
November 12 only at
our Duval location.



4206 Duval Street

Peake-O'Connell House

3902 Avenue C



The Peake-O'Connell house adjoins the Oliphant House, its more prominent neighbor on Avenue C. The original property of the 1890s Oliphant house probably included the lots on which the Peake-O'Connell house was built. The pattern in early Hyde Park was to build large houses on the corners and use the land between them for their cows, chickens, and gardens.

In about 1927, Reverend C. D. Peake, the new pastor of the Hyde Park Presbyterian Church, around the corner at 40th and Avenue B, built his home on the two north lots of the Oliphant property. The small room at the front of the house probably functioned as the pastor's study, where he met with parishioners. Peake and his wife were the first occupants of the house, but they didn't live there long. In 1930, another pastor, Reverend R.H. Etheridge, pastor of the University Church of Christ, bought the house, but he also only lived there a couple of years. C. M. Rosenquist, an adjunct professor at UT, and his wife Helen were the next short-term owners.

Nicholas J. O'Connell, his wife Oma, and their large family are shown in the *City Directory* as the owners from 1935 until at least

1949. Their son, William, became a prominent Austin architect. They were succeeded by the Murray Wykes family, which owned the house from 1960 until J.C. Boston bought it around 1980. He sold it to Randy Baird and Sheree Scarborough in 1985. Scarborough and Baird sold the house to its current owners, Ann and Hillary Johns, in 1989.

Typical of its era, this house is a two-story American Foursquare with a pyramid roof and full-width porch. This simplified version of the Prairie style was popular in the early part of the 20th century. A small basement contained a coal-fired heating system that channeled heat through the house. That furnace was removed and replaced by a modern system in a 1970 renovation, but the 1970 system still uses the original registers to deliver heat to the rooms in the house.

In 2000, the Johns hired Hyde Park builder, Steve Franke, to enlarge the house, making a beautiful, large kitchen and family room downstairs and a master suite upstairs.

Hilary, an environmental geologist, and Ann, a professor in the UT Art and Art History Department, have been decorating their house with ceramics, prints, and religious objects collected in Italy since 1985. Since Ann began teaching in Italy in 2004, she has added art work from her colleagues and students to the collection.

Ann's family is originally from Iowa, so many of the Craftsman-like pieces of furniture and ceramics are from Iowa, from the 1920s to the 1940s. Hilary's family is from England, and a few of the older pieces and much of the Wedgwood collection were brought over on the boat in 1954 when his family emigrated to Canada and eventually New Jersey.

The house is surrounded by an elaborate and beautiful garden. The landscape features a variety of plantings, including a vegetable garden. Several sitting areas and a rear screened porch offer quiet resting spots to enjoy the view. The design for the gardens arose from their love for Italian gardens, their desire for a vegetable garden, and a dislike of mowing the grass. Their neighbor, Marie Carmel, is a landscape architect who helped structure the various gardens in the yard. Ann says "We've sought

to blend Italian features and plants with native Texas plants. We looked into Craftsman-era gardens, which is why our trellis and front gate have the grid pattern. We also found that many craftsman gardens had wisteria planted at the entry, so we planted wisteria at our front gate. The front yard kitchen garden actually comes out of the medieval French kitchen garden models that we researched and adapted for Texas.”

Both inside and outside the Johns’ house, their combined experience and esthetic have created a refined and eclectic feast for the eyes.

Along the Route

Oliphant House, 3900 Avenue C. James Oliphant came to Austin from Indiana with his family in 1853. He was fifteen when he enlisted in the Confederate Army, where he served for four years and spent time in a Union prison. After the war, he became a noted photographer; according to *The Handbook of Texas*, “Oliphant was especially skillful in stereoscopic and landscape photography and won six blue ribbons in photography at the 1876 state fair.” He chronicled much of early Austin’s pictorial history. He later worked in various government agencies.

Oliphant and his second wife, Alice, contracted in 1894 with contractor E. A. Ellington to build a house at a cost of \$1875. Hyde Park developer Monroe Shipe required that each house cost at least \$2000; additional cabinetry was necessary to bring the cost up to the minimum.

Architecturally, the house is a mixture of Queen Anne style (use of color, spindled porches, and scrolled design around the gables) and Stick style (steep roof, diagonal supports under the gables, irregular silhouette accented by multiple porches, and horizontal boarding).

In 1916, the Oliphants sold the house to Anna E. Walker, president of the Texas Woman Suffrage Association. After that, the house changed ownership several times, but by 1974 it was unoccupied and condemned. The neighborhood and the Heritage Society of Austin combined efforts to find a buyer, Keith Marshall, who restored the exterior and modernized the kitchen. Don and Avis

Davis bought the house in 1977 and worked to preserve its exterior and structural elements. The Oliphant House became a City of Austin Landmark in 1974 and received a Historic Preservation Award in 1978.

Sears-King House, 209 West 39th Street. 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 year, he and his wife Jennie purchased a lot from Dr. Samuel Weisiger, State Lunatic Asylum Superintendent, and built a house. During Rev. Sears' career, he served as Chaplain of the State Lunatic Asylum (1909-1915) and Chaplain of the Texas State Senate (1905-1915). In 1915, Rev. Sears deeded the house to Florence Sears, "my beloved adopted daughter." About 1924, Florence Sears married Frank W. King, who died in 1961. Florence lived in the house until 1975.

After ten years (1976-1986) of being rental property, the house was purchased and restored by Lawrence Mueller and Margaret Cevin Cathel. Its present owners, Steve Wechsler and Marie Carmel, who purchased the property in 1993, continued the process. Steve and Marie added an addition that echoes the scale and massing of the original structure. The national register nomination for the house states, "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."



Richmond House

312 West 39th Street



The exotic ambience of this home's exterior, with its koi pond, fountain, and stunning Indonesian porch furniture, surely looks little like the small shiplap structure built in 1905. Then and now, the owners made excellent use of limited space in this compact house: with no closets, the original owners used chifforobes, chests-of-drawers, and cedar chests to store clothes, blankets, and other belongings. Today's owners likewise let no space go to waste: one large cubbyhole functions as a bedroom closet and washer-dryer space; another cozy spot off the living room doubles as an office and spare bedroom.

The property initially consisted of two lots; later the lot to the north, where orchard trees grew, was sold. City records show that by 1910 Mrs. Della Rose, a widow who worked at what was then called the Texas State Lunatic Asylum, owned the house. In 1932, the house was bought by the Baker family, who owned it intermittently until 1990.* They used it as a single-family dwelling until the early 1940s, when World War II created a housing shortage in Austin. At that time the utility room was remodeled into

a second kitchen. The kitchen and a bedroom were rented to a couple as an efficiency apartment for the duration of the war. In the 1950s and '60s the house was restored to single occupancy and enlarged to its current configuration. A garage, which today serves as a storage shed, was added.

Today the home is beautifully unified by strong colors and an Asian aesthetic. Most of the furniture and artwork was acquired by the owner during periods when she lived and traveled in China, Burma, Vietnam, and elsewhere in Southeast Asia. For example, the generous wrap-around porch is furnished with a Balinese rocking chair, Indonesian day bed, and a wood-sculpture angel from Indonesia.

Other pieces, for example, the massive wood sliding door that separates the living area from the office, the owner found during her work with an importer or through online searches. Throughout the house, pieces intended for one use have been ingeniously repurposed: a chest from China now forms the under-sink cabinet of the master bath.

The second bath features a shower floor made of sheets of river stone.

A pull-down steel garage door was cut down to become a bedroom closet door. In the kitchen, a dowry chest functions as a side table and storage unit next to the teak table from India.

Rugs covering the original pine floors are from Tibet, Afghanistan, and China.



Asian art alternates with pieces that reflect other aspects of the owners' lives. The LaLaurie Mansion poster to the side of the front door is a replica of the couple's wedding invitation. The bull with gilt horns staring from the other side of the room represents the family's ranching roots. Near the far right corner are two paintings that represent China's playful Pop Art movement. In the kitchen is a portrait of the family dog, painted by a New Orleans artist. The rich browns, reds, and blues of the walls and woodwork form a dramatic backdrop to the photos, paintings, collages, and sculpture in rooms and halls.

The yard is the owners' current focus. They installed the koi pond in the front yard, where a carved Buddha stands sentinel near other stone statues from China. The owners also built the secluded Zen rock garden in the side yard with its two-bowl fountain. Before you leave, take a minute to enjoy the sound of the water.

*Were these Bakers--Lawrence Sr. and Lawrence Jr.--related to Dewitt Clinton Baker, after whom Baker School across Avenue B was named? If you know the answer, let us know. We'd love to find out!

Along the Route

Baker School, 209 West 39th Street. When Col. Shipe founded Hyde Park, he knew he needed to provide all the amenities to its residents. Accordingly, in 1891, he constructed Hyde Park School on the east side of Speedway, between 38th and 39th Streets, of lumber salvaged from the racetrack grandstand of the Texas State Agricultural Fair (now the Texas State Fair), located in what became Hyde Park from 1875 until 1884. He paid its teacher, Miss Mary Lowry, from his own pocket. In 1892, the Austin School System purchased Shipe's school building and added three more rooms. In this building, the student body of Oak Hill School, located in Scott's Store on Guadalupe, combined with that of Shipe's school, and Austin School System assumed Miss Lowry's salary. Miss Octavia Clifton, a former operator of a private school, took over as principal. Miss Lowry became its second principle in 1894 and served until 1910, when she was succeeded by W. H. Emert.

In 1902, it was renamed Baker School, after DeWitt Clinton Baker. In 1864, Mr. Baker had been elected to the office of School Trustee

and he served as the Inspector of Schools for Travis and Hays counties from 1872 to 1877. In 1876, in an attempt to improve the educational process, Baker and several others opened the first semi-private grade school in Austin, where students were placed in grades based on educational level rather than all in one class. He was also among the founders of the Austin Public Library.

According to an account of Baker School's history published in the *Austin Daily Statesman* in October, 1914, mothers at the school grew unhappy with the school building in 1908. It was too small to enable children to complete all of elementary school close to home. In response, Miss Lowry challenged the mother to form a Mother's Club to change the situation. Their first meeting attracted over 50 women.

They succeeded in getting new rooms added to the original school to solve the problem. In 1910, they successfully campaigned for Austin's first school bond, \$75,000, part of it earmarked for a new Baker School building. On July 25, the new site was purchased for \$6,000, and on November 19, 1911, the building, a brick structure of twelve rooms, was dedicated. The school had two stories, a basement, and a cement outhouse in the back. The total cost was \$25,210.

Twelve additional classrooms were added in 1924, for a cost of \$42,239.91. In 1938, the school system purchased land behind the building. After Avenue A was closed off, a two-story U-shaped structure was joined to the older building, leaving an empty area in the center, to create an auditorium, gymnasium, cafeteria, library, shower rooms, rest rooms, and several classrooms. In 1958, the entire structure was renovated.

The school functioned as a junior high and elementary school for around 60 years, until declining enrollment caused it to close in the 1970s. After that, it was used as an administration building for Austin Independent School District. From 2006 to 2011, the building was used for exterior shots of the fictional East Dillon High School on the television series *Friday Night Lights*. Just this year, Alamo Drafthouse purchased the property, with plans to use it for a headquarters and to initiate historic zoning of the school building.

Hyde Park Presbyterian Church

4214 Avenue B



A glimpse of the Hyde Park Presbyterian Church – the gleaming white, simple but elegant structure set within well-tended landscaped grounds – is enough to move the viewer. The church structure, built in 1895, has been physically moved twice, expanded, and included on the National Register of Historic Places. Through its 100 years of changes, it has provided a welcoming setting for all.

The story begins in 1909, with a trilogy of circumstances: the desire by three students of Austin Presbyterian Theological Seminary to open a Presbyterian church in Hyde Park, a well-conceived plan to remove an operating saloon from the neighborhood, and an offer from Monroe Shipe to donate land if all could come together quickly – a triple play that would likely be next to impossible to execute today!

In 1909 and 1910, Hyde Park Beer Garden operated at 404 West 40th Street between Avenue A and Avenue B, to the displeasure of many neighbors and land owners. Its liquor license was coming up for annual renewal. The Presbyterian Seminary students enlisted Dr. O. Pennick, a professor from the UT Greek Department and a member of the University Presbyterian Church, who conceived the plan to rid the neighborhood of the saloon and simultaneously establish a Presbyterian church in the neighborhood. Dr. Penick approached Monroe Shipe with his plan. Shipe, eager to help, offered to donate the land for the church on one condition – the church had to be on the land in time to keep the saloon from receiving its liquor license that year.

Pennick's plan was simple: He had learned that the Hyde Park Baptist Church was planning to build a new sanctuary. He arranged to purchase their existing sanctuary, built in 1895 and located on the south west corner of Speedway and 39th Street, for a sum of \$450 and to move it to the property adjacent to the saloon. According to legend, Dr. Pennick rode on the roof of the structure with a pole to raise and lower the trolley lines while D.D. Smyth, later elected one of the elders of the new church, led the four strong horses pulling the structure, holding two kerosene lanterns at night to avoid automobile and trolley traffic. The next morning, the saloon keepers were astonished to find a church as their next-door neighbor. The Baptists and the Presbyterians shared the small relocated church sanctuary until the new Baptist church was completed.

The church remained on the north side of 40th Street, between Avenues A and B, until Prohibition ended in 1919. At that time, the congregation decided to move the church to its current lot on Avenue B, which included stately oak trees that made the small sanctuary even more attractive. Once more, Monroe Shipe offered the land, but this time for the price of \$1,400. The second move was completed in December, 1921. Expansion of the sanctuary followed, to be completed in 1926 for a cost of \$1,118. The juxtaposition of older long-leaf pine to newer oak flooring shows the line of addition. The greater part of the debt was paid by the Ladies Aid Organization, which was also responsible for many of

the material achievements during the early history of the church. Other renovations followed, including the donation of a new pulpit and new pews in 1921 by two parish families. The almost 100-year-old pews still exist today.

In 1948, the church purchased an Army barracks to attach, with architectural finesse, to the back of the sanctuary. This was christened Wooten Hall in honor of Ed Wooten, Clerk of the Session 1943-1977. Wooten Hall housed the pastor's office until the room was changed to a nursery. Later the church added a full kitchen. During the 1980s, the Hyde Park Neighborhood Association held their monthly meetings in Wooten Hall.

Further renovations and additions included the replacement of choir lofts in the sanctuary and the purchase, in 1952, of the 1947 house next door. This house was named the Mavis House after Mavis Buck, who was active in the church as well as in community and charitable organizations. It became the church annex and has been used by many bridal parties. The most recent work took place in 2010 - a complete renovation, including new siding, windows, signs, and porch, accompanied by impeccable landscaping of the grounds and the addition of an irrigation system. Even a new shed in back, built in 2018, is picture perfect.

For the foreseeable future, the Hyde Park Presbyterian Church is stable, in the face of changes coming to the Baker School building across the street. It has served the Austin community and Hyde Park neighborhood for over 100 years and continues to do so, with acts of generosity, hospitality, and social justice. All are welcome.



Hyde Park History Notes

Of several local groceries in early Hyde Park, only one remains: Avenue B Grocery at 4403 Avenue B. Like many local groceries during the early 20th Century, Avenue B Grocery delivered groceries in horse-drawn wagons and kept hay to feed the horses. Since its founding in 1909, it has had ten owners. Its present owner, Ross Mason, sells not only groceries but sandwiches loved by Hyde Park patrons.



Before Hyde Park existed, the Capital Jockey Club race track was located here. That track became part of the Texas Agricultural State Fair from 1875 to 1884, when the fair moved to Dallas. Its footprint remains: Hyde Park's only curved street, 39th Street from Avenue F to Duval, was part of the race track; and instead of "Avenue E," the street between Avenue D and Avenue F became "Speedway," because that's where the horses were exercised.



Moonlight towers were once found in numerous cities but now are unique to Austin. Austin's towers were second-hand, purchased in 1894 from Detroit. They were regarded with trepidation: "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." (*Texas Architect*, October, 1998). Hyde Park's moonlight tower, at 41st Street and Speedway, was the first to operate. In May, 1895, before the city generators were complete, Col. Monroe Shipe used his own generator to power the tower and illuminate his new streetcar subdivision.

Tour Committee

Tour Planning Committee

Ellie Hanlon, Co-Chair

David Bowen, Co-Chair

Lorre Weidlich Sarah Cook Reid Long

Treasurer

Suzanna Walker

Photographer

Lizzie Chen

Tour Website

Graham Kunze

Booklet Editor

Lorre Weidlich

Booklet Map

Lloyd Cates

Architectural Reviewer

Peter Maxson

Booklet Cover and Advertising Design

Zeke Barbaro

House Captains

Adrian Skinner Kip Dollar Heather McGrail Ryan

Karen Saadeh Betsy Clubine Kevin Heyburn

Jen Berbas Bruce Flory

Researchers

Carolyn Grimes Katie Vignery Lin Team

David Conner Betty Saenz Irene Ginkakis

Tour Support

L.B. Deyo Jennifer Leader Julia Spann Mark Fishman

Lisa Pettit Deva Hupaylo Rachel Thomson



Your Vision, Our Expertise

Since 1929 Capital Printing has grown and prospered with the changing landscape of print by responding to the needs of our clients and the demands of the marketplace.

Our mission has always been on having a customer-focused environment where exceptional service and premium value deliver an outstanding product.

We put heart and integrity in all that we do and we are proud of every piece we produce.



CAPITAL
PRINTING

512.442.1415 • 4001 Caven Rd, Austin, TX 78744 • capitalprintingco.com

OFFSET PRINTING • DIGITAL • LARGE FORMAT • MAILING • FULFILLMENT

DEIDRE ACORD • VP OF SALES • DACORD@CAPITALPRINTINGCO.COM