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Homes Tour*

*25th  
Anniversary*

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***25th Anniversary***  
***Historic Hyde Parks Home Tour***  
***June 16-17, 2001***

***Perry Mansion***

on the campus of Sri Atmananda Memorial School  
710 East 41th Street

***Wood House***  
4007 Avenue G

***Deleew House***  
4316 Avenue C

***Williams-Fariss House***  
4106 Avenue B

***Lovelace House***  
4305 Avenue D

***Photography by Jody Horton***  
***cover photo Perry Mansion***

Present this booklet for admission to the tour homes.  
Please no food, beverages, strollers, or photography inside the tour homes.

## *Welcome to the Neighborhood...*

This Father's Day weekend, we want to welcome you to our neighborhood, as we celebrate the 25th year anniversary of the Historic Hyde Park Homes Tour. Hyde Park is more than a neighborhood with beautiful, historic homes. We are a neighborhood with a strong sense of community, and this weekend, we want to share that with you as you enjoy seeing the wonderful homes in our neighborhood.

Twenty-five years ago, Austin's Hyde Park was a much different place than it is today. The neighborhood was in decline for many reasons, including a shift of population to newer, more fashionable neighborhoods and the suburbs. Many of the distinctive homes of the 1890s and early 20th century had been demolished or removed to accommodate apartment buildings, parking lots, and

various institutional uses. Many of the remaining houses had fallen into a state of neglect and disrepair. Some houses were abandoned, while others were no longer owner-occupied.

In 1974, the Hyde Park Neighborhood Association was founded partially in an attempt to reverse this trend. The association encouraged restoration over elimination, it helped neighbors learn that older structures could be made viable again, and it assisted neighbors in identifying landmark homes, in obtaining historic zoning status, and in creating a new spirit of renewal and revival for this historic, inner-city neighborhood.

HPNA held its first Historic Homes Rediscovery Tour in 1977 to awaken interest in the history and the architecture of Hyde Park. A walking tour was created to educate attendees

about Hyde Park's architecture and to show the treasures that could be found in older homes. Subsequent years -- and homes tours -- saw the neighborhood's decline slow down and a revitalized neighborhood emerge.



Today, many of our homes have been lovingly restored and our gardens are flourishing. The neighborhood is changing, and yet we have stability in our long time residents — many have lived here all of their lives and even more have lived here several decades. The collective pride of the

neighborhood is evident, and we want you to experience it.

As you go through the neighborhood, you will have many opportunities to see and learn more about the neighborhood and meet our neighbors in the homes, on the trolleys, at the Perry Mansion, and throughout the neighborhood. Enjoy our homes and our gardens, listen to the stories and slow down enough to go back to a slower, older time in Austin.

We thank you for being our guests and for helping us celebrate this our 25th anniversary. You are helping us in our preservation and community efforts.

Nijanta Spelman and Bob Breeze, Co-presidents,  
Hyde Park Neighborhood Association, 2001

# **I** *The Perry Mansion* on the Campus of the Sri Atmananada Memorial School 710 East 41st Street (1928)

A 1928 article in Austin's monthly newspaper *Gossip* proclaimed it "a glimpse into the future." The reference was to a new home at the corner of Red River and 41st Street. E.H. "Commodore" Perry and his wife, Lutie, had just moved into their 23-room, 10,800 square-foot home. It had taken 13 months to build, cost a breathtaking \$200,000—and it was one of the most ornate homes in Texas.

By the time the Perrys moved into their home at 710 E. 41st, they were one of Austin's most prominent couples. Nicknamed "Commodore" for his love of the Lake Travis area, E.H. Perry was born in Caldwell Texas in 1876. After graduating from Baylor University, he got his business start in Taylor, where he bought cotton from central Texas farmers and sold it in Europe in the years



before World War I. As his fortune accumulated, the Commodore married Lutie Pryor and in 1906 they settled in Austin. "I made my money in Europe and am going to spend it in Austin to make this city a nicer place in which to live," declared the Commodore. In 1929, Perry quit the cotton business and began investing his money and attention locally.

In 1938, as chair of the Austin Housing

Authority, he oversaw construction of 330 low-cost housing units. Perry's own enterprises included the Commodore Perry Hotel at 8th and Brazos (opened in 1950), and the Perry-Brooks office building (still standing at the southwest corner of Brazos and 8th Street). The Commodore was also one of the developers of Austin's Highland Park and Highland Park West neighborhoods. Lutie Perry was an active member of the Red Cross, Settlement House, and many other charitable organizations. They both received numerous civic awards and counted among their friends Harvey Penick, Will Rogers, and Senator Lyndon Baines Johnson (whom the Commodore described as "a sort of a son").

Even the location of the house had an altruistic aim. The 10-acre site was an old gravel pit across from the Austin Country Club (now the Hancock Golf Course), a site the Perrys were determined to beautify. Beautify it they did: The Perrys hired Henry Bowers Thomson, a prominent Texas architect from Dallas, to design a villa in the Italian Renaissance style. Thomson's design was intended to create a showplace for entertaining on

a grand scale, complete with formal salon, solarium, a spacious loggia, and servants' quarters. He incorporated architectural features such as carved stone ornaments, columns, and fireplaces, Italian tile, and ironwork believed to be from the Weigl shop. Nor were less visible aspects neglected: Inside the limestone walls is three inches of cork insulation, and a 1/4-inch steel plate between the attic floor and upstairs ceiling acts as a firebreak. The Perrys filled the mansion with furniture from France, Italy, and Swan Schulle, Austin's leading furniture store in the late 1920s.

The villa must have been a marvel for those 45,000 Austin residents who witnessed its construction: the grounds included a guest house, swimming pool, bowling alley, hothouse, six-car garage, and spectacular grounds. There was a formal hillside garden with a marble fountain; a sunken garden with statues of the Three Graces in a mirror pool; a tea garden; and a circular rose garden with a sundial. Flowing through the property was a creek; a dam was built across it, and a Roman bridge spanned it.

In 1944, the Perrys moved to the Driskill Hotel,

and the estate was purchased by Herman Heep. From 1948 until the present, the estate has been home to various private schools. The first was St. Mary's Academy for Girls. St. Mary's students lived in the mansion, and during this time the chapel and classroom buildings were constructed. In 1974, Marvin and LaVerne Henderson, West Texas ranchers, bought the estate and moved from Uvalde. "It was our pleasure to repair and maintain it and the other buildings." Part of the Hendersons' legacy is the stand of numerous trees they planted. Mrs. Henderson also started a school on the grounds, thus maintaining the house's educational connection.

After Mr. Henderson's death, Mrs. Henderson moved into a smaller home on Park Boulevard. (It is rumored that Mr. Perry said the mansion was "a wonderful place to entertain but too big to live in." Four trips from one end of the mansion to the other is about a mile walk!) The property is now owned by an educational foundation which in 1995 established the private, nondenominational Sri Atmananda Memorial School on the premises.

GREENBUILDER



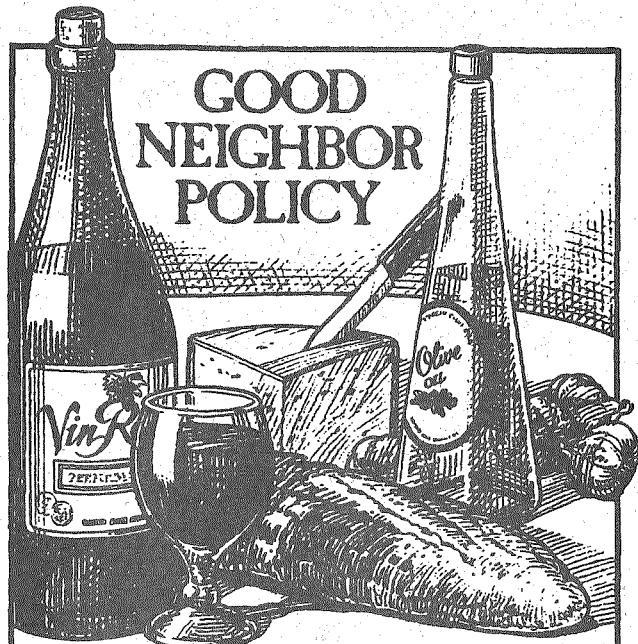
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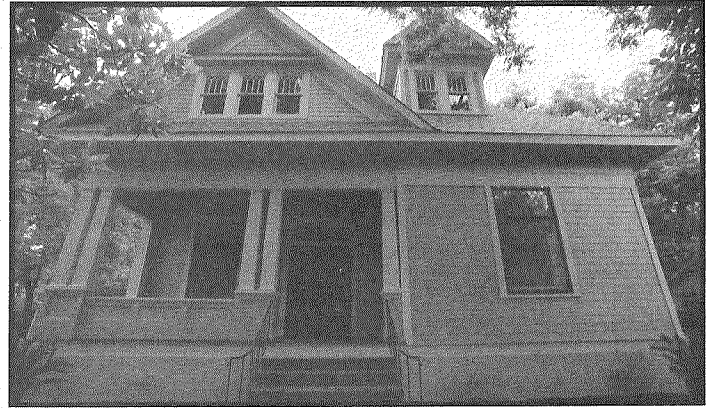
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# 2 *The Wood House*

4007 Avenue G (1912)

**T**he Wood House is a stunning example of the Queen Anne architectural style of the early 1900's. In 1912, Oscar Blomquist built the home for S.A. Philquist for \$2,600. It changed hands briefly, and then members of the H.F. Murray family owned the home from 1915-1939. In 1943, Sam R. and Vera Mae Wood purchased the home for \$4500, and Mrs. Wood owned the home for the next fifty-six years. Current owners Cindy and John Beall purchased the house in 2000 and served as their own general contractors in completing an extensive restoration project.

The 89-year old Wood House remains special, because much of the original design is still intact. The house is an asymmetrical classical box with a pyramidal roof and restrained classical colonnade.



It displays a roof of gables and dormers, gable shingling and cottage windows featuring diamond lites. Beautiful railings of longleaf pine reveal a carved egg design and a seat with storage bench at the base of the stairs. Fretwork arches above simple columns on pedestals divide the downstairs rooms. The tiger oak fireplace has an iron facing that is believed to be from the mid-1800's, and

antique lighting fixtures, family and acquired pieces, and period styled wallpaper completes the decor. Two rooms were combined to form an open, modern kitchen. After the removal of two layers of linoleum, the original wooden flooring was exposed, and additional longleaf pine and double-hung windows were acquired from an antique salvage yard to match the originals. Granite countertops, a backsplash of tumbled stone with a polymer and metal pressed grape design, and cherry cabinets with hand carved detail and beveled glass fronts complete this wonderful kitchen. The only way to improve upon it is to step out the backdoor, take a seat on the new, screened porch addition, and admire the garden.

Extensive work was done to the master bedroom, when a sleeping porch, was reclaimed and wood flooring, milled crowns and trim, and a closet were added. New pine floors and window trim were designed to match the original flooring and windows. A period bathroom was revived with wainscoting, a new claw-foot tub, and a black and white rug pattern tile floor design, while a modern

bathroom and laundry were created to accommodate and keep up with the Beall's two active sons. Foundation work called for the replacement of 72 piers, including some original cedar stumps, and steel beams were strategically added to the home's ceiling and staircase. New plumbing, wiring, roofing, heating and air conditioning, and insulation were also supplied. A downstairs bathroom from the 1950s was converted back to a central hall closet, while a newer closet was removed to return a room to its original form. The front porch was rebuilt, and all windows were rescreened with copper screening.

Finally, a new two-car garage with an upstairs office and bath was constructed with gables and dormers in the same style as the home. Both sides of the Beall family lived in Texas for five generations, and they take great pride in their family heritage. In this, their most recent accomplishment, they should be most pleased to know that they have both beautifully restored and extended the life of the Wood House for many generations to come.

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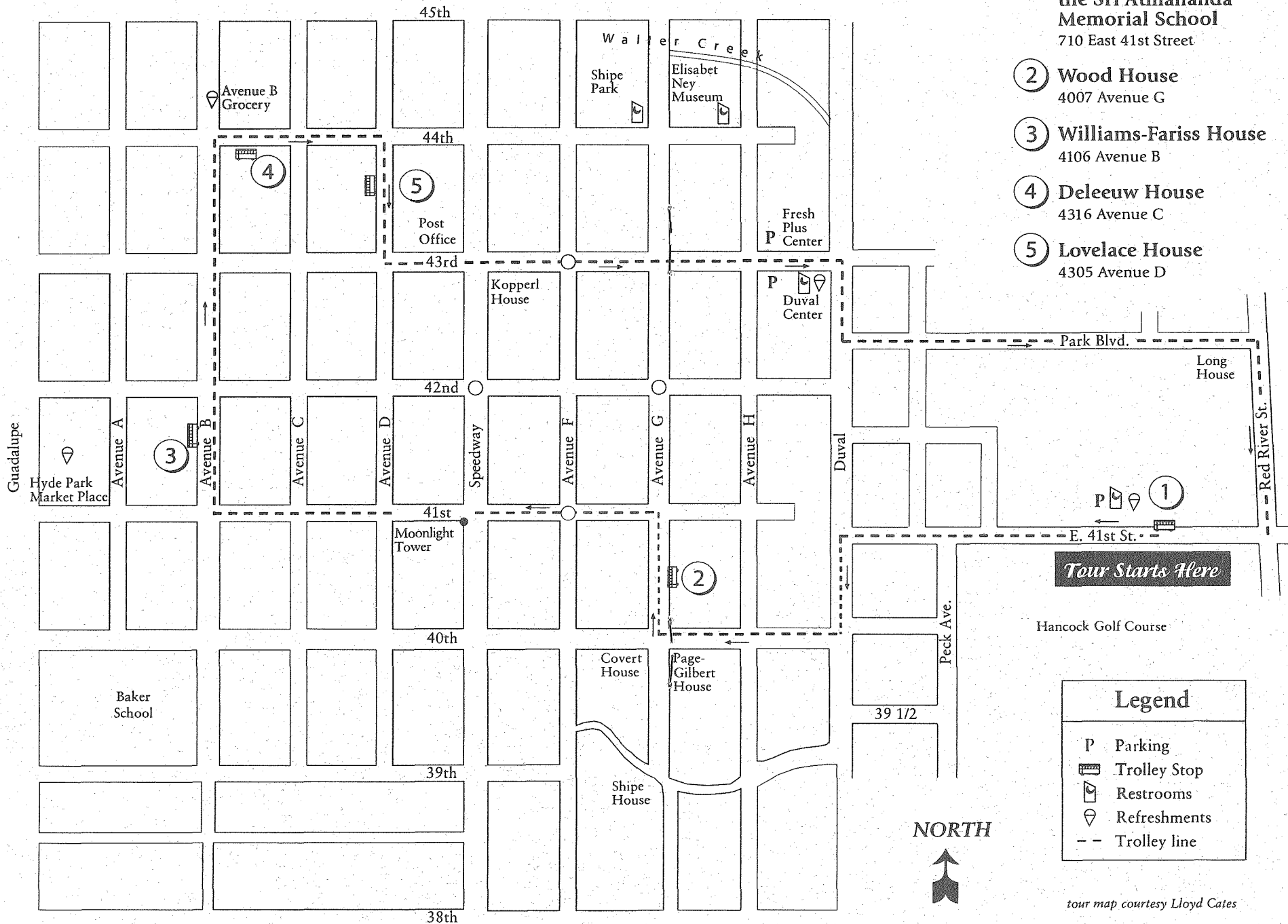
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# 2001 Hyde Park Historic Homes Tour



① Perry Mansion at the Sri Atmananda Memorial School  
710 East 41st Street

② Wood House  
4007 Avenue G

③ Williams-Fariss House  
4106 Avenue B

④ Deleew House  
4316 Avenue C

⑤ Lovelace House  
4305 Avenue D

**Tour Starts Here**

Legend	
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tour map courtesy Lloyd Cates

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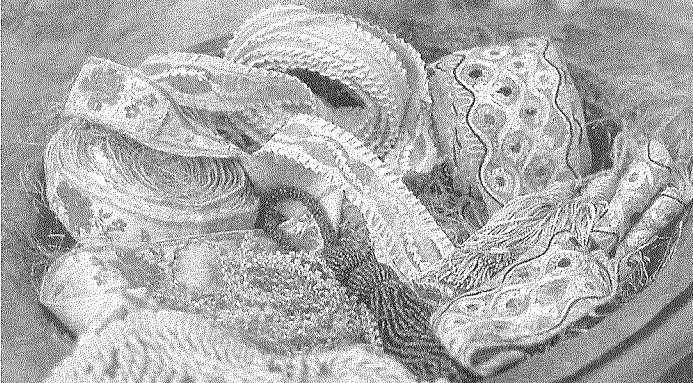
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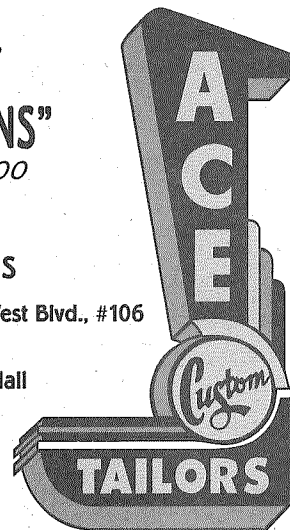
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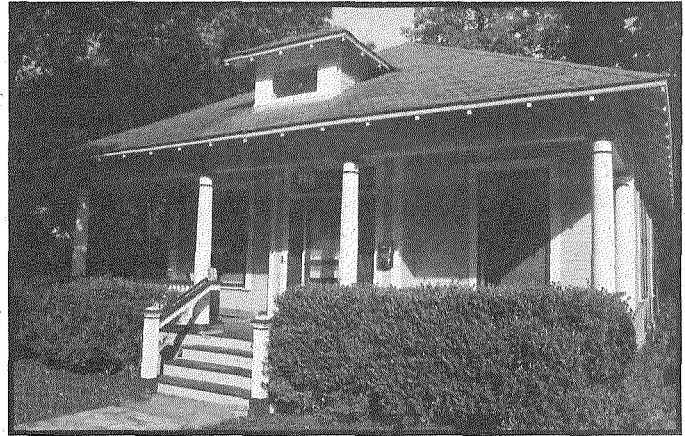
# 3 *The Williams- Fariss House*

4106 Avenue B (1909)

The 1909 Williams-Fariss house is a classic foursquare, a design that was very popular in Hyde Park at the turn of the century. Four rooms are placed in a simple box shape, while a low-hipped roof, with a deep overhang and a large central dormer, is located over the entry. A full-width porch with wide stairs leads to the front door.

Curt R. Von Bierberstein, the original owner, lived only one year in the home, and numerous owners followed. J.K. Platt, owner of Hyde Park Cash Grocery at 507-9 West 41st street, was among the owners, and on Easter Sunday 1924, two of the Platt sons drowned in Lake Austin.

James W. & Effie Fariss bought the house from Platt in 1927, and the family occupied the home for the next forty-five years. Fariss worked for the

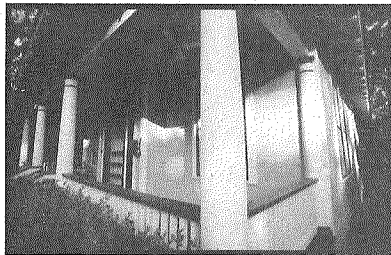


local police department, and his wife was employed by the state hospital. With six children in the small house, space was at a premium. The three daughters shared one of the two bedrooms, while the three boys shared the sleeping porch on

the west side of the house. Despite the lack of space, the family frequently took in boarders who worked at or visited patients at the nearby state hospital.

The house had numerous owners and occupants after 1972, and Peter and Sarah Saul purchased the home in 1983. During the seven years that they owned the house, they renovated the home and added an artist's studio to the back.

New Orleans native, Liz Williams wanted to live in Hyde Park when she moved to Austin in 1998, and fate led her to 4106. She reports that of the seven avenues of Hyde Park, New Orleanians live at 4106 on Avenue B, Avenue F, and Avenue G, so there must be something special about that address.



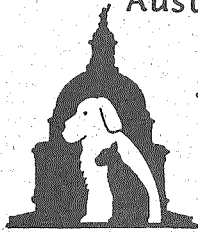
Williams began extensive restoration in 1999, and worked with William T. Moore Construction to bring the house back to its original

foursquare design, however the Williams-Moore team did much more. The artist's studio was removed, the attic was transformed into another room and bath while keeping the original roofline, and a two-story addition with gourmet kitchen, entertainment room, office, half bath, and a master "treehouse" suite was added. Energy efficient appliances and insulation were included, as were modern conveniences of home automation and stereo surround sound.

As a "green" builder, Moore, emphasized the recycle and reuse of materials throughout the house. Bricks from the walkway came from an old chimney, beadboard walls came from the original sleeping porch, staircase wood came from former ceiling beams, and flooring was salvaged from an old rectory and from the former artist studio.

Williams furnished her home with antique, family, and contemporary art pieces that reflect her New Orleans heritage and spirit. We are most glad that Williams was led to the right 4106, and we find that she makes a fine addition to our Hyde Park family.

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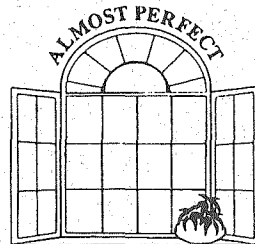
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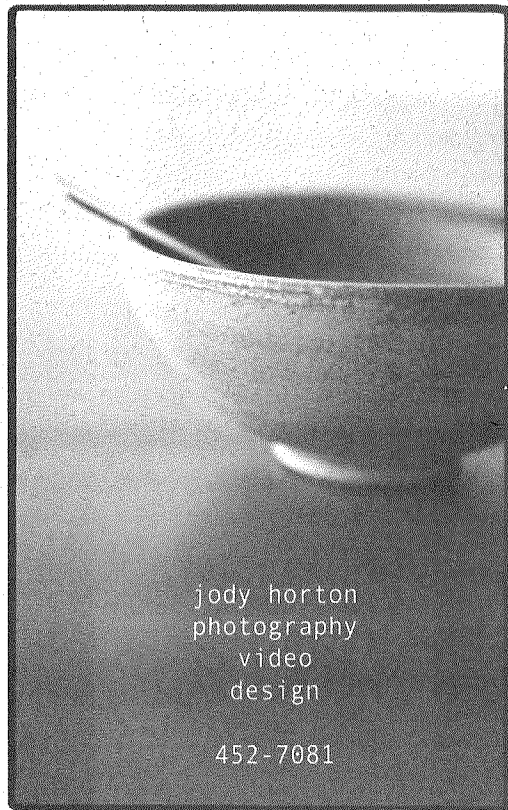
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# 4 Deleew House

4316 Avenue C (1927)

The colorful Deleew House is an example of the Arts and Crafts Movement, which was the first phase of the modern movement in American domestic architecture. The style is a bungalow and the house was built in 1927. The bungalow became very popular between 1920 and World War II, and may be found throughout Hyde Park. A one-story version of the bungalow quickly became the most popular smaller home in the United States, as these homes gave middle-class families the chance to own an attractive, fashionable, cottage-like house. The houses were usually built in rows on narrow lots, and generally more thought was given than style in this area.

This house has many features exclusive to bungalows, such as a low-pitched, gabled roof with a wide unenclosed eave overhang. It also has deco-



rative (false) beams added under the gables and two separate, extended roofs. The porch is partial-width to the roof supported by square columns, and the foundation is elevated by a pier and beam structural system, rather than being slab on grade. There are also broad steps connecting the ground level with the porch. The house has had numerous owners, and it's compact size

and convenience to the University of Texas made it an ideal residence for scores of UT students. Megan Deleeuw purchased the home in 1999 and has transformed it from student property to a real home.

The basic structure of the house required attention, so the foundation was leveled. The aluminum siding that had covered the exterior walls for many years was removed, however, the boards beneath the siding were found to be decayed and unsalvageable. New waterfall wooden siding was used to return the exterior to its traditional look. Double gables were added to the roof to replace the house's single gable, and a new front porch with recycled beadboard was created.

The work inside the house was equally extensive. Cabinets, doors, and most interior walls were removed, and the home was redesigned to make better use of the small space. It originally had two front doors off of the porch, so one was removed. Access to the bathroom was redesigned. An eastern extension increased the size of the master bedroom and kitchen, and provided space for a new

office and laundry room. Original flooring and windows were maintained, and doors were acquired from an architectural antique business in San Antonio.

The kitchen is the focal point of the home. An extension of the kitchen more than tripled its size, so it is easy to see that the owner loves to cook. Deleeuw located various sizes and shapes of cabinet doors at an antique salvage yard and had the cabinets custom-built around the doors. The doors are made of fir wood and glass-fronts are included on each. Pantry doors are also antiques, and they were originally French doors from an old library. Kitchen cabinets also include doors made of antique beadboard, extra deep drawers were created for the kitchen, and pullout trays in cabinet bottoms make access to equipment easily accessible. Black countertops and metallic detailing provide a rustic look for the room.

Many other old vs. new details give a special feel to this lovely space, and all will appreciate the creativity and reusability offered in the "new" older home.

# 5 *Lovelace House*

4105 Avenue D (1913)

Carpenter Charles N. Lovelace built his family home at 4305 Ave D in 1913. While the Dutch Colonial Revival design was popular between 1900 and World War II, it was an unusual architectural style for Hyde Park. Its gambrel roof, a curving roof with a shape similar to that of a barn roof, is one of its distinguishing characteristics, and the roof also features shed dormers, a feature unusual for a one story home, when originally constructed. The front dormers appear directly above the entrance, where it provides a dramatic entry view.

The Lovelace's three daughters, Annie, Marie, and Alice, all became teachers at Baker School, and Alice later became the principal of Matthew's School. The Lovelace family occupied the home



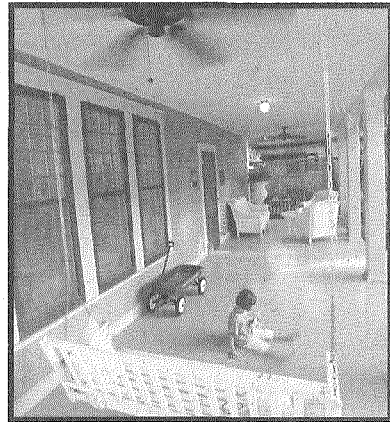
until 1927, and they rented the home for several years afterwards.

In 1947, Dr. Gerald Langford and his wife

Annie Langford purchased the home. Dr. Langford was a short story writer and a professor at The University of Texas. In 1957, he authored "Alias O. Henry," a critical biography of Austin short story writer William Sidney Porter.

In 1979, Richard Shockett bought the home. Richard and his wife Prema, remodeled the kitchen and removed a fireplace in the north wall of the living room, which had become structurally unsound.

Today, Tyson and Nicole Tuttle and their daughter Caroline own the Lovelace house. When they purchased the home in 1993, it was "livable



but needed cosmetic changes." Over the last eight years, they completed extensive renovations to modernize the home, while working hard to maintain the original feel. They built bookcases in the front living

room and added three windows that were removed from the dining room. The new contemporary kitchen has beautiful custom cabinetry, new appliances, granite countertops, a butler's pantry, and new wood flooring. French doors open from the dining room into the garden making the space very light and open. Many layers of stain were removed to reveal the beautiful original color of the staircase.

The a sleeping porch upstairs was converted to add extra space to the master bedroom, and a bathroom was added to the master suite. A laundry room, windows, and a linen closet were also added upstairs. The Tuttle then built a one and a half car garage with a studio and a small garden room with a sink and large counter top. Last year, the Tuttle completed their home by installing a fabulous garden with a picket fence and adding ceiling fans above the front porch. The finishing touches make the home very welcoming, and there is no doubt that Mr. Lovelace would be most pleased with the result, too.



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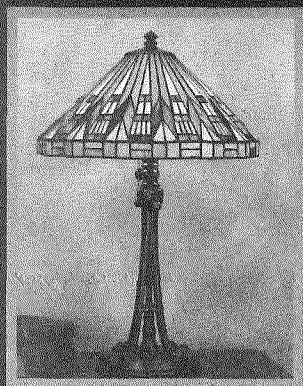
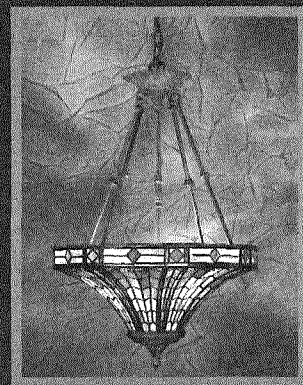
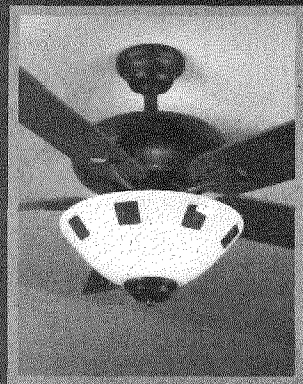
Wayne Pendley

Jack Taylor Priority Copy

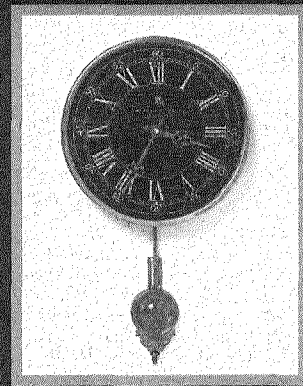
and

the many dedicated docents, trolley  
conductors, musicians, and other volun-  
teers who have made the tour a great  
success for 25 years!

*In Memory of Debra Prokop, 1956 - 2001  
mother, neighbor since 1978, chair of the 1989 homes tour, and steadfast advocate of community*



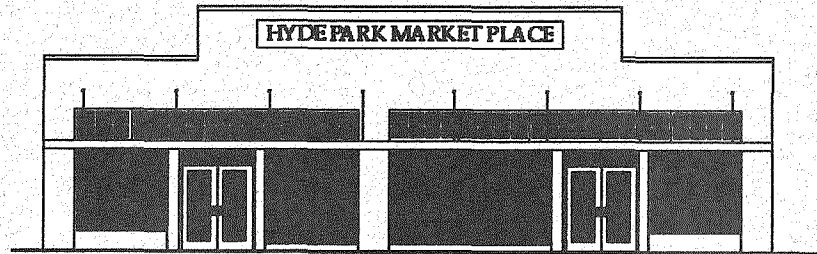
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Investment Representative:

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Hyde Park  
Grocery Store

1927 - Great A & P  
Tea Company

1948 - Winn's No. 14

1978 - University  
Coop

1994 - Hyde Park  
Marketplace

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