

United States Department of the Interior  
National Park Service  
National Register of Historic Places Registration Form



404

1. Name of Property

Historic Name: Edgar H. Perry Jr. House  
Other name/site number: N/A  
Name of related multiple property listing: N/A

2. Location

Street & number: 801 Park Boulevard  
City or town: Austin State: Texas County: Travis  
Not for publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:  
 national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Mark Wolfe State Historic Preservation Officer Date 5/22/14  
Signature of certifying official / Title  
Texas Historical Commission  
State or Federal agency / bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: \_\_\_\_\_

For Eason H. Beall  
Signature of the Keeper

7.16.14  
Date of Action

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**5. Classification**

**Ownership of Property**

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

**Category of Property**

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	total

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions:** DOMESTIC/single dwelling

**Current Functions:** DOMESTIC/single dwelling

**7. Description**

**Architectural Classification:** LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Tudor Revival

**Principal Exterior Materials:** Stone, Stucco, Wood

**Narrative Description** (see continuation sheets 7-6 through 7-11)

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**8. Statement of Significance**

**Applicable National Register Criteria**

	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
<b>x</b>	<b>C</b>	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** N/A

**Areas of Significance:** Architecture

**Period of Significance:** 1929

**Significant Dates:** 1929

**Significant Person** (only if criterion b is marked): N/A

**Cultural Affiliation** (only if criterion d is marked): N/A

**Architect/Builder:** Davidson & English, builders

**Narrative Statement of Significance** (see continuation sheets 8-12 through 8-16)

**9. Major Bibliographic References**

**Bibliography** (see continuation sheet 9-17)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State historic preservation office (Texas Historical Commission, Austin)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Austin History Center (Austin Public Library); City of Austin Historic Preservation Office

**Historic Resources Survey Number** (if assigned): N/A

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## 10. Geographical Data

**Acreege of Property:** 0.3766 acres

### Coordinates

Datum if other than WGS84: N/A

1. Latitude: 30.301854 Longitude: -97.723015

**Verbal Boundary Description:** The property is located at 801 Park Boulevard, Austin, Travis County, Texas. The property is described as Lot 28, Block 23, Outlot 14, Division C, Perry Estates. The property is bounded on the north by Park Boulevard, on the east and west by other private property/residences, and on the south by the 10-acre Perry Estate (listed in the NRHP in 2001). The nominated property is identified by the Travis Central Appraisal District with Property ID #214869.

**Boundary Justification:** Nomination includes all property historically associated with the building.

## 11. Form Prepared By

with revisions by THC staff in February 2014

Name/title: Mehdi Azizkhani, Graduate Student  
Organization: The University of Texas at Austin  
Address: 5200 N Lamar Blvd  
City or Town: Austin State: Texas Zip Code: 78751  
Email: me.azizkhani@yahoo.com  
Date: 11/25/2012

## Additional Documentation

**Maps** (see continuation sheet Map-24 through Map-29)

**Additional items** (see continuation sheets Figure-18 through Figure-23)

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## Photographs

Name of Property: Edgar H. Perry, Jr. House  
City or Vicinity: Austin  
County, State: Travis County, Texas  
Photographer: Mehdi Azizkhani and Carlyn Hammons  
Date Photographed: October 2012 (M.E.) and May 21, 2014 (C.H.)

### Photo 1

North (primary) façade, as seen from Park Boulevard. Camera facing south.

### Photo 2

North (primary) façade. Camera facing approximately southwest.

### Photo 3

Detail of primary entry, north façade. Camera facing approximately southeast.

### Photo 4

East façade, as seen from rear of house. Camera facing north.

### Photo 5

South (rear) façade. Camera facing north.

### Photo 6

Detail of iron work at primary entry, as seen from the interior. Camera facing approximately west-northwest.

### Photo 7

Garage (contributing). Camera facing approximately southeast.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## Narrative Description

The Edgar H. Perry Jr. House is a 1.5-story Tudor Revival style residence constructed in 1929. Featuring a picturesque, asymmetrical plan, the house is capped by steeply pitched, cross gabled roofs and is clad in random, rough-cut limestone veneer. The use of limestone, a common native stone in central Texas, represents a unique regional adaptation of the style. Other character-defining details include arched openings, multi-pane windows in groups, lancet windows, mock half-timbering with stucco infill, and an impressive round turret topped by a conical roof. It features woodwork attributed to master carver Peter Mansbendel and an iron entry door crafted by Fortunat Weigl. A freestanding garage building (contributing), designed in the same style, also sits on the property. The house was built in a subdivision platted by Edgar H. Perry Sr. just north of his own estate, and represents one of the most outstanding, unaltered examples of the style in Austin.

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## Overall Setting

The Edgar H. Perry, Jr. House is located in the north central portion of Austin's greater Hancock Neighborhood, which is bounded by 32<sup>nd</sup> Street to the south, 45<sup>th</sup> street to the north, Duval Street to the west and Interstate 35 to the east. The Hancock Neighborhood is approximately two miles north of the state capitol and about one mile north of The University of Texas at Austin's core campus. Immediately to the west lies historic Hyde Park, one of Austin's earliest streetcar suburbs.<sup>1</sup> Near the geographic center of Hancock Neighborhood is Hancock Golf Course, one of the oldest golf courses in the state of Texas. Founded in 1899, it was the site of the city's first country club until the late 1940s, at which time the golf course became municipally owned.

The nominated property is located on Park Boulevard, a one-third mile long residential street which runs from Red River Street west to Duval Street. Park Boulevard runs parallel to 41<sup>st</sup> Street, the northern boundary of the Hancock Golf Course. Fronting 41st Street is the historic ten-acre Perry Estate, once the sprawling "country" estate of Edgar H. Perry, Sr., and later used as an educational facility.<sup>2</sup> The northern boundary of the Perry Estate serves as the southern boundary for most of the residences located on the south side of Park Boulevard.

In general, Hancock Neighborhood is characterized by a rich variety of early twentieth century residential architectural styles ranging from simple bungalows and modest cottages to some of Austin's grandest mansions. The neighborhood embraces a number of early twentieth century housing styles such as Colonial Revival, Spanish Colonial, French Renaissance, Italian Country, as well as Tudor Revival. Park Boulevard contains several Tudor Revival residences, but the Edgar H. Perry, Jr. House stands out as one of the most fully developed and least altered examples.<sup>3</sup>

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<sup>1</sup> The Hyde Park Historic District was listed in the National Register of Historic Places in 1990.

<sup>2</sup> The Perry Estate was listed in the National Register of Historic Places as a historic district in 2001; it currently serves as a private events center.

<sup>3</sup> Blake Alexander, "Hancock Neighborhood Architecture, in *Hancock Neighborhood: An Urbane Oasis*, ed. by Richard A. Thompson (Austin: Hancock Neighborhood Association, 1999).

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The homes along Park Boulevard sit on lots that are much narrower than they are deep. Setbacks are fairly uniform and shallow, creating small front yards with mature tree canopy and simple, yet well maintained landscapes. Concrete sidewalks line each side of the street and lead to the front door of each residence. Characteristic of early automobile suburbs, most residences have a detached garage located a short distance to the rear of the house.

The Edgar H. Perry, Jr. House sits on a lot measuring approximately 86 feet wide and 193 feet deep. Numerous mature trees dot a grassy lawn and a variety of small shrubs serve as foundational plantings immediately adjacent to the house. A curved concrete sidewalk bisects the front lawn and leads directly from the street to a small entry patio at the primary front entrance. This patio is surrounded by a short rock wall. Driveways form the east and west perimeters, but the one on the east terminates at the house's front façade, while the one on the west leads to the detached garage (contributing) in the backyard.

The rear yard slopes slightly downward from north to south, and as a result, the backyard landscaping incorporates some terracing and retaining walls. Other landscape elements include stone patios, an outdoor fireplace, two water ponds, and a small storage shed in a lush garden setting.<sup>4</sup>

### **General Characteristics**

Characteristic of the Tudor Revival style, the 1.5 story house features an asymmetrical, irregular massing. The plan view resembles the letter "H," with the western wing standing shorter than the eastern one. Other character-defining features of the house include the steep, multiple cross-gabled roof lines; random limestone veneer with rustic brick accents; decorative half-timbering with stucco infill; massive chimney; a steep-roofed conical turret; grouped windows; arcaded wing walls; heavy, board and batten entry door; and decorative ironwork on the primary entry. Once covered in wooden shingles, the roof is now covered in beige asphalt shingles reminiscent of the originals. The use of native limestone for the house—likely quarried very nearby—is a distinctive regional adaptation for the Tudor Revival style, the original of which would not have utilized this particular stone. Locally, this type and cut of limestone is referred to as "rattlesnake" limestone because the shapes of the fossil shells immortalized in the stone resemble the tail rattles of the snake.

### **North (Primary) Elevation**

The primary elevation is three units wide, with a recessed central unit and projecting end units with steep front facing gables. A tall, steeply roofed turret serves as the primary entry foyer just to the east of center, piercing the cross gable of the east and central units. Arcaded wing walls extend from the gable end on either side of the façade; the one on the east is double-width and enclosed by wood plank doors with metal hinges, while the one on the west is much narrower and provides access to a garden area beyond. With the exception of the smooth stucco surface of the turret, the entire north façade, including the gable walls, is sheathed in random stone veneer.

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<sup>4</sup> None of these elements dates from the period of significance. Additionally, because they are not substantial in size or scale, they are not counted as separate resources for the purposes of this nomination.

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The north façade of the eastern unit, or wing, features a tall, round arch window flanked with two narrow round arch windows, all slightly recessed on the random limestone wall. The central tall window is a single-hung sash and holds a total forty-five panes. The other two are fixed windows and hold sixteen panes each. Above the central window, near the peak of the gable, a small, multi-paned lancet window with ornamental wooden shutters opens to the attic space.

The façade of the central wing holds a pair of single-hung sash windows embellished with brown-painted, wooden lattice work in a diamond pattern, a characteristic which is repeated on other facades of the house.

The western wing's north façade holds a round arch window similar to the one on the east wing, but on a smaller scale; it holds 24 panes. Located above it is a lancet window with decorative shutters that matches the one on the façade's east gable.

The turret stands at the intersection of the central and eastern wings and contains the house's primary entry, which is set into a large, stone-tabbed arch. Here, an arch wooden door stands behind an ironwork door, a masterpiece attributed to local artisan Fortunat Weigl. The wall surface of the turret is finished in brownish stucco. Three small arch windows with wooden grills, articulated with stone surrounds, ascend diagonally to the turret's steeply pitched conical roof, giving the illusion of an internal, spiral stair.

### **West Elevation**

The west elevation comprises a continuous surface of random stone veneer. Aside from the previously described wing wall, there are no breaks in the wall plane on this elevation. On the northern end, nearest the wing wall, there is a small, rectangular, single-hung sash window. Closer to the center is a pair of windows even smaller in size (they correspond to the kitchen sink area), and another single window closer to the south end of the façade. All of these first floor windows are covered with wood framed screens which bear diamond patterned lattice work on the upper "sash." High above, near the top of the gable sit a group of three rectangular windows that open to the second floor bedroom. The windows are each six-pane casements operable using one movable handle from inside. All of the windows on this façade include brick header window sills.

### **South (Rear) Elevation**

The south elevation (similar to the north one) divides the façade into three portions: the central recessed portion flanked by two projecting wings. The primary difference from the other elevations is the presence of varied wall materials. All first floor windows sit atop brick sills and behind wood framed screens with diamond patterned lattice in the upper "sashes."

The south elevation of the west wing is random stone veneer except for the gable wall, which is mock half-timbered and infilled with stucco. Fenestration on the west wing's southern elevation includes a single door and a small, single window. A group of three windows comprises the recessed central block. Centered above is a gable roof dormer holding three multi-paned casement windows. The dormer's walls are covered in horizontal wood siding.



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The east wing projects farther than does the west wing. The wing's rear (south) elevation is composed of a central, single door flanked by a pair of windows on either side. A six-step concrete stair connects the door to the garden. Wall cladding is random stone veneer below the window sills, and mock half-timbered with stucco infill above. Two groups of windows line the western façade of this east wing and correspond to the bedroom and sun room in the interior.

### **East elevation**

The east elevation is a continuous wall surface covered with stone veneer. The continuous plane is interrupted only by the previously described wing wall and massive stone chimney, both located on the northern end of the elevation. Fenestration (from north to south) includes a single sash window, two smaller sash windows (correspond to bathroom), a group of three windows, and a pair of windows. All windows sit atop brick sills and behind wood frame screens with the diamond patterned top "sashes." The exception is a small, multi-paned, pointed arch window set high near the gable ridge.

### **Interior**

The house plan most closely resembles the letter H. If we consider this plan as one horizontal and two vertical boxes, we can say the narrower eastern box functions as service space, the western one as private space and the central horizontal box as the connector. The service area, reading the space from north to south, includes the breakfast room, the kitchen and pantry, and a bathroom. The wider eastern box, in order, contains the living room, the hallway and staircase, a bathroom, a bedroom, and the sun room. The central box comprises a multiple-use room mostly functioning as a dining room and a connector between the two other boxes. On the second floor a large bedroom and bathroom form the private space of the house, expanding the width of the house. The original finishing of the interior walls is plaster and is intact in many places. Also, the oak wood floor used in all interior spaces except for the bathrooms, represents another original feature of the house.

### **Living Room**

The front entrance opens into a small triangular foyer and connects to the living room through an arch opening. The floor of this space is covered with broken polychrome tiles in red, blue and yellow. The living room is impressively large and features original oak flooring, as well as a wood mantle and exposed ceiling beams attributed to master carver Peter Mansbendel. One long beam runs the length of the room's ceiling at the ridge, while five others span the width of the room and terminate in ornate, finial-like carvings. The mantel is large, rustic in design, and sits above a ceramic fireplace surround. The original wall finish was rough plaster, but is currently a faux finish which resembles masonry. The living room is a well-lit space with the three, tall arch windows on the front and the two rectangular windows at both ends of the eastern side of the living room. A narrow hallway opens off the south end of the living room, providing access to the stairs and bedrooms beyond. A noticeable feature of the hallway is a small wooden niche on the wall for placing the telephone phone, and a small metal floor vent. The wealth of the owner justifies the establishment of such a ventilation system at the time.

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### **Multiple Use Room (Dining Room)**

To the west of the living room, through a wide rectangular opening, is a square, 18' by 18' room which currently functions as a library. On the other side, it connects to the breakfast room and the kitchen. The room is dimly lit as only two arched windows on the north side provide daylight for the space. The kitchen's door opening inside the dining room is removed (and preserved) and only the door's frame is kept in its place. This space is believed to have historically functioned as the dining room.

### **Breakfast Room**

A small 8' by 8' space on the northwest corner of the house features windows on three sides, creating an ideal space for informal meals with family members. The room's north side corners are covered with diagonal white wooden cupboard original to the house, with mirrors on the middle part. The current white paint is unoriginal, as a portion of the inside shelf shows a cream color. Among the three windows, the window on the west wall, although consistent with others, has been replaced.

### **Kitchen/Pantry**

The kitchen and pantry form an elongated space which almost occupies the whole of the west wing (except for the breakfast room). This area remains as the undisputed domain of the cook. A door at the rear of the pantry leads to the rear garden down an outdoor seven-step stair. This functions as the best way for bringing in the kitchen's supplies and groceries without intercepting other activities in the house. Here the white-painted wooden cabinetry is original to the house. A notable feature of the kitchen is how it accommodates other activities besides cooking by taking advantage of convertible furniture such as the wall cabinet ironing board.

### **Ground Floor Bedrooms**

There are two bedrooms on the ground floor, each with a connected bathroom. They are located at the center of the house: one at the center of the plan and the other one at the center of the east wing. The 15 by 15 foot bedroom at the center of the house overlooks the back garden on the south and opens to the hallway. This bedroom's bathroom is the smallest one in the house, and still includes the original pink sink and bath tub. The room's location, size, and access suggest that the bedroom may have been used by a servant since it neighbors the kitchen and the pantry in the service wing of the house. The 12 by 18 feet bedroom on the west wing of the house is also connected to the hallway and has its own bathroom. The bedroom has the full advantage of the daylight through two sets of three openings on its east and west. A door on the south leads to the sun room.

### **Sun Room**

As the name of the room explains you can feel the presence of the sun in this heavily fenestrated space on the southeast corner of the house. This 10 by 24 foot room, except for its northern interior wall, is in contact with outdoor space (here the garden) through a number of openings including three windows on the west wall, three windows on the east wall, and four windows on the south wall. At the center of the

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south wall a wooden door with glass panes connects the room to the back garden by a six-step concrete stair.

### **The Second Floor**

Wood stairs on the east side of the hallway ascend from the ground floor to the second floor. The stairs are narrow and tightly turned, suggesting an intended private use. To the west of the stair landing is a large bedroom; to the east a bathroom. This bedroom, with the dimension of 24 by 18 feet, is the largest one in the house and overlooks the western and southern gardens. A small recessed nook on the southern wall of the bedroom is a comfortable place to sit and view the back garden through the old casement windows. These original windows are operable by putting and rotating a movable bronze handle in the assigned hole. A large closet room at the northwest corner provides enough space for storage. The pointed-arch window at the end of this storage space looks toward the north side of the house. The interesting difference of this bedroom with other bedrooms of the house is that there is no direct connection between the room and its bathroom, as the stair's landing area exists between the room and the bathroom. The bathroom faces the east garden with a small pointed arch opening, and features the original purple tiles on the tub's surround.

### **Basement**

An unfinished, partial basement lies beneath the kitchen and adjacent bedroom and is accessible via a small door on the floor and a short wooden ladder. Considering the difficulty of excavating the limestone earth in Austin, this was a considerable construction feature of the house. The basement height is about 7 feet, and measures approximately 15 by 15 feet. The space accommodates heating, cooling, and ventilation equipment. Part of the concrete foundation of the building is visible in this space.

### **Garage Building (Contributing Building)**

A garage building stands separate from the house in the southwest quadrant of the lot. The two-story, gable-front, wood frame building is original to the house and features a combination of stone veneer, vertical wood siding, and half timbering with stucco infill, giving the building distinct Tudor Revival style character. A driveway leads to the garage from Park Boulevard along the west boundary of the property. The lower floor contains space for one car and some storage, while the second floor has been recently remodeled to include a bedroom and bathroom.

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## Statement of Significance

The Edgar H. Perry Jr. House was constructed in 1929 by builders Davidson & English, a San Antonio based firm that specialized in rock- and brick-veneered houses. The house was constructed in a subdivision newly platted on the northeastern fringes of Austin's city limits in close proximity to the Austin Country Club. The house is named for the first occupant of the house, Edgar H. Perry Jr., whose father's grand Italian Renaissance estate lies immediately to the south. The house is nominated to the National Register of Historic Places under the Criterion C (local level) in the area of architecture as a quintessential local example of the Tudor Revival style so popular in American suburbs in the 1920s. With fine detailing attributed to local craftsmen Peter Mansbendel and Fortunat Weigl, the Edgar H. Perry, Jr. House represents one of the most outstanding examples of the Tudor Revival style in Austin. With virtually no changes made to its exterior, it retains a high degree of integrity. The period of significance is 1929, the date of its completion. The house was designated a City of Austin Historic Landmark in 1999.

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## Overview of Neighborhood Development<sup>5</sup>

Though nearby Hyde Park, one of Austin's first suburbs, began development north of the city in the late 19<sup>th</sup> century, the area that is now known as the greater Hancock Neighborhood remained relatively sparsely developed until the establishment of the Austin Golf Club at the turn of the century.<sup>6</sup> The otherwise flat land in the Waller Creek flood plain was used mostly for dairy farming and, to a lesser extent, limestone quarries. The area quickly transitioned to residential use as numerous suburbs began cropping up around the country club, the social center of the community.

Among the earliest of these was Ideal Place, the subdivision platted in 1911 northwest of the Austin Country Club, from 41st to 44th Streets along the east side of Duval Street, extending to Waller Creek. The next year, Lewis Hancock (founder of the country club) began development of Aldridge Place, an exclusive neighborhood that he envisioned as an extended country club-like suburb between the University of Texas to the south and the golf course. Numerous subdivisions followed, especially after the country club purchased an additional 40 acres (the former Ernst Farm) to the northeast and expanded the nine-hole course to an eighteen-hole course in 1913. The area attracted well-to-do families who wanted to live on comfortable size lots in a semi-rural setting. By 1920, the area was still on the outermost edges of the city limits, streets remained unpaved, and the closest streetcar was in Hyde Park.

Edgar H. Perry, Sr. purchased a large tract of land on 41<sup>st</sup> Street, immediately north of the country club, in 1917 (and expanded his acreage in 1925). Perry was one of the most prominent and influential men in Austin at the time and had amassed a fortune in the cotton trade. He was a philanthropist, civic leader and real estate developer with close relationships with such powerful men as Tom Miller, Beauford H. Jester, and Lyndon B. Johnson. Perry created a grand ten-acre estate overlooking the country club golf course.

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<sup>5</sup> Unless otherwise noted, this section is based on *Hancock Neighborhood: An Urbane Oasis*, ed. by Richard A. Thompson, (Austin: Hancock Neighborhood Association, 1999) and the National Register nomination for the Perry Estate/St. Mary's Academy.

<sup>6</sup> The club was soon renamed the Austin Country Club; the course is currently known as Hancock Golf Course.

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Sunken gardens were planted in an old gravel pit, and the centerpiece of the estate, a sprawling Italian Renaissance mansion designed by Henry Bowers Thomson, was complete in January 1928.<sup>7</sup>

In December of 1928, Perry and Bliss R. Spillar created a small subdivision named Perry Estates just north of Perry's own estate and immediately east of Ideal Place (which had been platted more than a decade before). What had been named 42 ½ Street was renamed Park Boulevard. According to meeting minutes, in March 1929, city council approved installation of a gas line along Park Boulevard from Caswell Avenue to Red River, as well as a bridge across Waller Creek. The bridge was to be paid for jointly by the City and D.W. English. On Block 23, Lot 28, of this new subdivision, English's firm built a fine Tudor Revival style home for Perry, a home which Perry deeded almost immediately to his son, Edgar H. Perry, Jr. in November 1929.

**Edgar H. Perry, Jr.<sup>8</sup>**

Edgar H. Perry, Jr. was born on February 15, 1900, in Flatonia (Fayette County, Texas), where his father was located for a time in the cotton business. The family moved to Austin when he was four years old. He attended Austin High School and attended the University of Texas for two years before graduating from the University of California, Berkeley. He served in World War I and was stationed at Camp MacArthur in Waco, Texas, when the war ended. Perry worked for some time with his father in the cotton exchange business, but he also held interest in several other businesses. During the 1920s and early 1930s, he owned P-K Sandwich Shop in Austin, and also served variously as vice president of the A. Lassberg Company (cotton), Secretary-Treasurer of Commodore Oil, and Vice-President of J. A. McKinnion & Co.

Perry married Julia Matthews in Austin on January 17, 1928. Julia was the daughter of Judge George S. Matthews, who served as Travis County judge for more than 24 years and oversaw the construction of the Travis County courthouse, among other notable accomplishments. The uniting of two of Austin's most prominent families caused much excitement, and the local press covered the engagement and wedding extensively. The newly married couple resided on Murray Lane in Austin's exclusive Enfield neighborhood until the home on Park Boulevard was complete in early 1929. The 1930 U.S. Census enumerated the couple there, along with a 39 year-old black servant named Clara Reese.

Perry was already splitting his time between Austin and Dallas. At some point in the late 1920s, he acquired an interest in the Dallas-based Southwest Tablet Manufacturing Company, which produced school and social stationery, envelopes, etc. By 1929 he held a majority interest and was the company's president, a position he held until his death. The Perrys lived in their new home on Park Boulevard for just over a year before they moved to Dallas. They did not sell the Park Boulevard house immediately; it was rented to various individuals until Perry finally sold it in 1936 to Arthur P. Dugan, Jr. From that point forward, it appears that Perry maintained residences in both Dallas and Austin (at 3800 Kennelwood Road).

Edward H. Perry, Jr. died August 4, 1956.

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<sup>7</sup> The Perry Estate was listed in the National Register of Historic Places in 2001.

<sup>8</sup> This section is based upon newspaper clippings held in the Edgar H. Perry biographical file held at the Austin History Center, Austin Public Library, as well as census data and city directories for both Austin and Dallas.

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## Davidson & English, Builders

Founded in 1927, Davidson & English was a San Antonio-based firm who specialized in the construction of brick- and stone-veneered residences, primarily in the Tudor Revival style. It is unclear how many houses they completed in Austin, but they constructed hundreds in San Antonio in the late 1920s. Many of these were located in the areas of Olmos Park, Woodlawn, Monticello Park, and Highland Park in small groupings that were almost always advertised as an “English Village.” Advertisements billed the firm as “the largest builders of brick homes in San Antonio.”

At the end of their first year in business, English explained the firm’s specialization in a December 11, 1927 article in the *San Antonio Express*:

“Our entire building experience has been confined to the building of brick and rock houses and apartments. It is in this particular kind of construction that we believe we excel. We have perfected an organization and a plan that permits us to build with these materials at a cost only slightly higher than frame, and considerably lower when the upkeep is considered over a period of years. [...] We believe it will not be long until brick and rock construction will be demanded by practically every home owner interested in building a new home.”

The March 26, 1928 edition of the *San Antonio Light* reported that Davidson & English had indeed been responsible for at least half of all brick homes built in San Antonio over the past year. The article praised the style of the homes:

“These English type brick and rock homes with steep roofs and gables, beautiful stone chimneys, casement windows and arched brickwork, are unusually attractive. Original ideas have been carried out throughout the manufacture of these homes and some very pleasing English effects have been obtained.”

The same newspaper followed up a month later with a fuller explanation of the firm’s successful business model.

“[It] has depended upon volume construction and volume sales for its profit. Houses are built in groups of five or more at a time by workmen specialized in every type of construction. Labor rates are thus reduced to the minimum. Materials are purchased in carload lots to obtain the lowest possible price. [...] They are among the most beautiful moderately priced homes of this type of construction in San Antonio.”

Research has not yet uncovered how extensively the firm worked in Austin, but the February 1929 issue of Austin’s *Gossip*, contained an article featuring the “New Home of Mr. and Mrs. E.H. Perry Jr. in English Village, Perry Estates.” The article is accompanied by a photo of D. W. English standing next to the nominated property, still under construction. Given what is known about the firm’s business model, plus the fact that English was responsible for half of the cost of the new bridge across nearby Waller Creek, the firm likely constructed at least several of the other homes on Park Boulevard. The 1935 Sanborn map shows three other completed homes in Perry Estates along Park Boulevard. By the time of the 1962 Sanborn map, all but one of the lots were filled in Perry Estates (Park Boulevard from Red River Street to Waller Creek). If the original intent was to create a medieval-inspired English Village, it was

Edgar H. Perry Jr. House, Austin, Travis County, Texas

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only partially realized. Of the twenty-eight homes, built over a period of several decades, seven are constructed in the Tudor Revival Style while the others are a mix of Colonial Revival, Classical Revival, Dutch colonial Revival, and Ranch Style—an eclectic mix that was common to suburbs of the era.

The lavish Edgar H. Perry, Sr. mansion and estate, located just south of the nominated property, was constructed at the end of the Country Place Era, a period in which wealthy home owners sought to escape the ills of the rapidly urbanizing city by building idealized country estates, often in the suburbs. If Perry intended his Perry Estates subdivision to be an extension of this ideal, the Depression certainly got in the way. Though the homes are decidedly more modest than Perry's own mansion, their owners still enjoyed the recreational and social advantages that came to those situated in such close proximity to the city's premiere country club. Like in contemporaneous suburb developments across the country, families could enjoy a single family house in a semi-rural environment away from the city in a safe, healthy, and park-like setting that reinforced the ideal family life. Additionally, these new houses featured the latest technology when compared to earlier suburbs like Hyde Park. Their rock and brick construction set them apart from the wood clad Victorian-era homes and modest bungalows.

### **Architectural Significance of the Edgar H. Perry, Jr. House**

The Edgar H. Perry Jr. House is eligible for the National Register of Historic Places at the local level of significance under Criterion C, in the area of architecture, as it is an excellent local example of the Tudor Revival style.

The Tudor Revival style was one of the eclectic styles popular in the 1920s and 1930s. Following World War I, interest grew in America's cultural heritage and it resulted in the popularity of revival house styles and types, typically drawn from English, Dutch, Spanish and other Colonial traditions. Prior to this, these styles had been used almost exclusively for architect-designed, landmark properties for wealthy clients. An evolution in technology contributed to the growth of the eclectic styles. The European examples upon which the revivals were based were almost always constructed of heavy masonry materials—an expense that suburban dwellers of moderate means could not afford. However, by the 1920s, the technique for applying a thin layer of brick or stone veneer over traditional balloon-framed houses was perfected, making the styles widely accessible.<sup>9</sup> The Perry House takes full advantage of this newly-perfected technique and its stone veneer gives the house a formidable presence.

The Tudor Revival style is based on a wider range of Medieval English prototypes rather than limited to just Tudor-era (early 16<sup>th</sup> century) examples. There is wide variety in the style, but common features include an emphasis on steep, front facing gables and ornamental half timbering. Other typical features include asymmetrical compositions; massive chimneys; grouped windows with multi-pane glazing; and masonry (usually veneer) construction. While many examples in the area rely on the combination of a small number of these characteristics to define the style, the nominated property exhibits all of these characteristics to a remarkable degree. The house's arcaded wing walls, tabbed stone door surround, and lancet windows further establish the house as a classic example of picturesque, late 1920s Tudor Revival architecture.

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<sup>9</sup> McAlester, Virginia and Lee, A. *Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 1984), 319.

Edgar H. Perry Jr. House, Austin, Travis County, Texas

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Although the Perry House shares some of these Tudor Revival characteristics with other houses in the same style, it is distinguished from them because of its unique architectural decoration and elements. The most salient of these is the entrance, which is defined strongly by a round conical turret entrance. The stucco-clad turret contrasts with the stone veneer cladding of the rest of the façade, and emphasizes the round arch entry. The turret's diagonally-placed windows, which mimic and imply an internal spiral stair, add a sense of overall whimsy to the design. The pointed arch lancet windows are another rare feature in Tudor revival style. Furthermore, the house incorporates the work of some of Austin's finest craftsmen--Fortunat Weigl's iron entry door and Peter Mansbendel's wood carved fireplace mantle and ceiling beams. Works by these two men grace some of Austin's finest homes.

The Perry House's stand-alone garage (contributing) also associates the property with the era's larger pattern of suburban development. The years between World War I and the onset of the Great Depression were a period of intense suburban expansion across the United States, stimulated to a great degree by the rise in private automobile ownership. Separate garages that stood behind residences, often accessible by a two-track driveway, were common.

As an intact, high-quality example of the Tudor Revival style used in the residential suburbs of 1920s Austin, the Edgar H. Perry, Jr. House is nominated to the National Register of Historic Places under Criterion C, in the area of architecture, at the local level of significance.



Edgar H. Perry Jr. House, Austin, Travis County, Texas

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- National Register of Historic Places, Perry Estate/St. Mary's Academy, Austin, Travis County, Texas, National Register #01000874.
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- Sanborn Insurance Maps.

Edgar H. Perry Jr. House, Austin, Travis County, Texas

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Figure 1. The Edgar H. Perry, Jr. House c. 1930. Austin History Center, vertical file on Park Boulevard, 07865.



Edgar H. Perry Jr. House, Austin, Travis County, Texas

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Figure 2. Edgar Perry Sr. and Jr. c.1925. Austin History Center, Vertical file on Edgar Perry Jr.

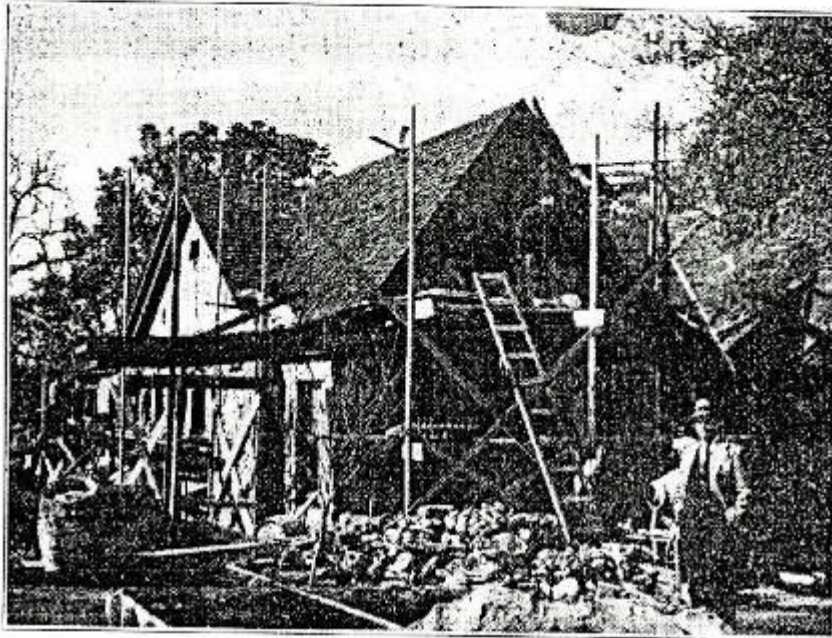


Edgar H. Perry Jr. House, Austin, Travis County, Texas

Figure 3. The Edgar Perry Jr. House during construction. The *Gossip*, February 1929.

Page Nine

## New Home of Mr. and Mrs. E. H. Perry, Jr. In English Village, Perry Estates



This attractive stone residence now nearing completion on Park Boulevard, just north of the estate of E. H. Perry, Sr., is being built by D. W. English, shown in the foreground of the picture. Mr. English is a member of the firm of Davidson and English, who specialize in the building of rock and brick houses.

Mr. and Mrs. E. H. Perry, Jr. are among Austin's most popular young married people. It is understood that several of their special friends are also contemplating building in English Village.

Park Boulevard, the main through-

fare in this much-talked of "Village," will a little later be one of the most beautiful driveways in town. It has been planted with evergreens and already boasts of a private swimming pool for those who live in Perry Estates. It will soon have a \$3,000 bridge across the creek which runs north and south, supplying the water in the new swimming pool, and also in the pool on the estate of Mr. E. H. Perry, Sr.

The name "English Village" is suggestive of all kinds of unusual attractions—many of these are already there—and Mr. English says there are many more to come!

### THE GOSSIPER—Continued

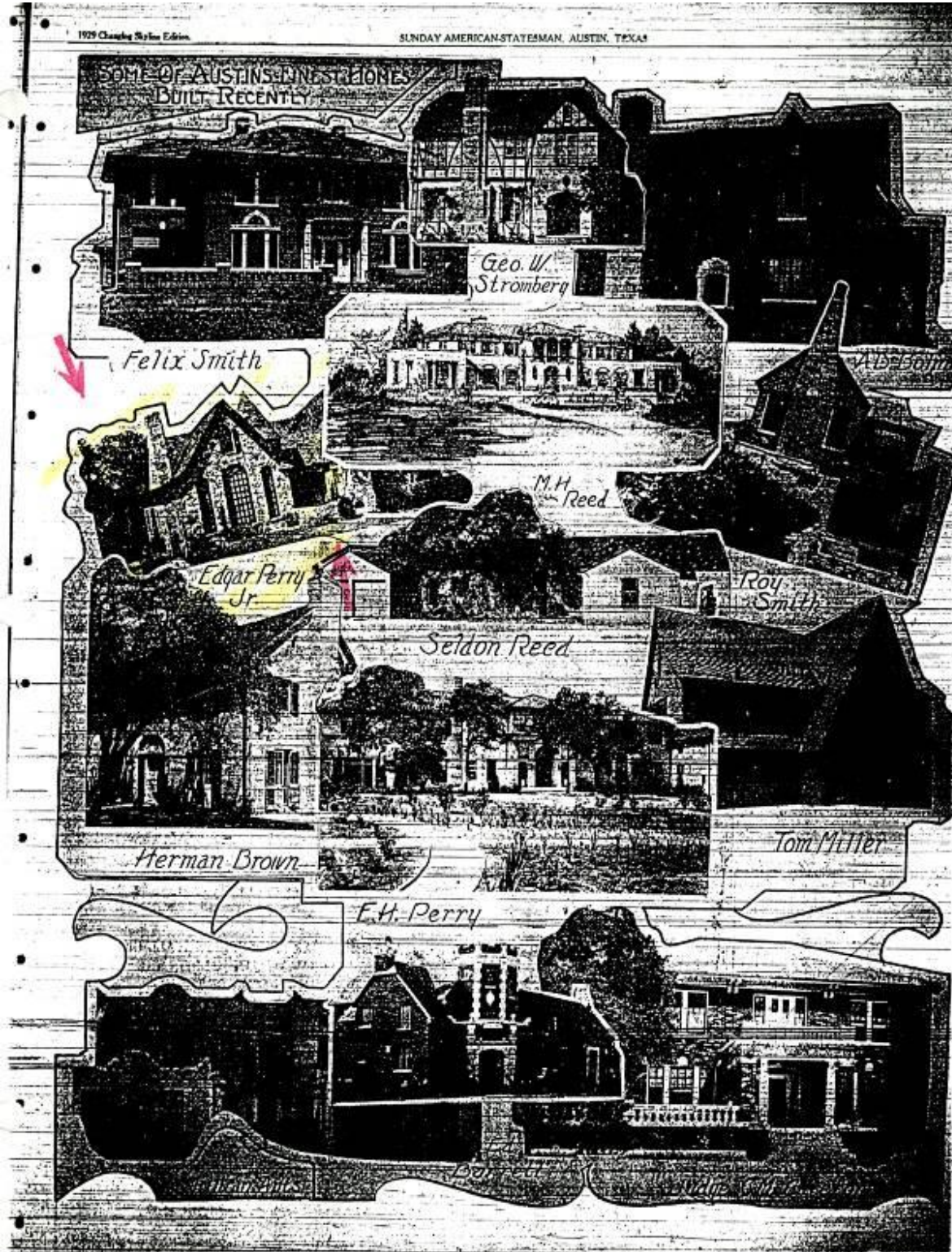
Mr. and Mrs. Vernon Brown who moved to Austin from San Antonio about a year ago and have been living in the McDonald Apartments, are planning to move this week to Mrs. Nass's new apartment on Salado street. Mrs. Brown is very

An extremely interesting piece of creative work is a miniature reproduction of Shakespeare's own theatre, the "Globe," made by H. E. Conklin, a member of the English Faculty of the University of Texas. This reproduction is said to be as near perfect as any that has probably been made. From the tiny sign "Globe" and a drawing of the world over the



Edgar H. Perry Jr. House, Austin, Travis County, Texas

Figure 4. The Edgar Perry Jr. House introduced in the Sunday American Statesman as one of the Finest Houses Built, 1929.



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Figure 5. This ad in the December 12, 1927 edition of the *San Antonio Light* advertises Davidson & English's English Village in Woodlawn Terrace, San Antonio.

DECEMBER 12, 1927. THE SAN ANTONIO LIGHT

REAL ESTATE REAL ESTATE—FOR SALE 21	REAL ESTATE REAL ESTATE—FOR SALE 21	REAL ESTATE REAL ESTATE—FOR SALE 21	REAL ESTATE REAL ESTATE—FOR SALE 21	REAL ESTATE REAL ESTATE—FOR SALE 21	REAL ESTATE REAL ESTATE—FOR SALE 21
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## BETTER BUILDING AND BETTER HOMES

### CONCERN PLANS \$1,500,000 NEW HOMES

**Davidson and English Are Building Scores of Houses Here.**

Davidson and English, builders of certified brick homes, is one of the largest brick builders in San Antonio. A recent survey of the city results show that this firm has built over 50 per cent of the brick homes built this year in San Antonio. The expenditure of these homes has run something over \$2,000,000, and with the present program continued and being pushed forward, this total will exceed \$1,500,000 during the first twelve months of their operation in this city, according to M. A. English of the concern.

The policy of this concern has been to build the best homes for the least amount of money. Small profits on each building, but giving proper returns on invested money by the large volume of business in its sales. Aside from a number of general contracts with individuals, this firm has built twenty-five or thirty homes in all parts of the city which it has to offer to prospective home buyers at a reasonable low cost.

These English type brick and rock homes with steep roofs and gables, beautiful stone chimneys, casement windows and arched brick work, are unusually attractive. Original ideas have been carried out throughout the construction of these homes, and some very pleasing English effects have been obtained.

According to Mr. English, who is in direct charge of the construction, nothing has been left out in the way of good materials, design, and arrangements that will give strength, durability and beauty to the houses. The construction is for permanency.

### HOME IS OPEN FOR INSPECTION

Davidson and English have completed this pretty home in English village on North Drive, Woodlawn Terrace, and have it open for inspection Sunday. The pretty brick and rock structure is typical of the houses being built in this addition by these builders.



These English type brick and rock homes with steep roofs and gables, beautiful stone chimneys, casement windows and arched brick work, are unusually attractive. Original ideas have been carried out throughout the construction of these homes, and some very pleasing English effects have been obtained.

The foundations are designed to carry twice the actual weight of the houses. Furthermore the idea of permanency, nowhere in their specified construction is strength and durability lost. There is a visible surplus of material used in this type of construction than in the usual type carried on in San Antonio.

The interior decorations in all of these homes have been artistically carried out. Two and three tone blending of plastered walls of unique plan with specially designed woodwork have added increased desirability of these homes over others not so carefully arranged.

All of the Davidson and English homes are complete with shades and draperies which blend in with the decorative plastered walls, and are in every way in readiness for occupancy.

This firm has specialized in the building of moderate priced brick and rock homes in what is known as English Village in Woodlawn Terrace. The English effect has been entirely carried out in all architectural features of their building in this village as well as in the unique arrangement of the sunk entrances and abundant display of shrubs. It is planned that this street will be one of the show places of modest homes.

Davidson and English also have a development of this same type in Highland Park, which shows the same promise as that of English Village in beautiful North Drive.

## GREENWOOD

"A DEPARTURE FROM"



**SOLD**

221 Lullwood Avenue in Greenwood upon completion to Mr. and Mrs. L. W.

**239 LULLWOOD, CORNER**

To those who appreciate the this one will be a revelation. A many special features that makes a source of information in individual McGarragh. Attractive terms (

Furniture by R  
Decorations by T

Editorial in Sunday's Light, Dec. 11th

## BRICK AND ROCK HOMES—\$5500 TO \$10,000

CROCKETT 1817



See the Latest  
Klaus Permanent Home!

## GREENLAWN ESTATES

OPEN DAILY 11 A. M. TO 9 P. M.

A permanent rock home of six rooms on solid concrete foundation. Large living room with fireplace, high beamed ceiling and beautifully finished with

**ROBERT Mc**

W. 208

**CONNESS R**

25 Salesmen

Cr. 1171

6 Rooms—Bargain—\$3200  
Near San Pedro-Euclid  
Six rooms, bath, all conveniences, paved street, close in, income \$25 monthly; pickup; \$1000 cash to hand.

5 Rooms—Corner Lot  
5. Hackberry Snap—\$2250  
A fine location for drive-in filling station, store, or other business at an easy date. Good five-room house on property, new retained. Out-of-town owner says sell. \$750 cash.

Sherman-New Braunfels

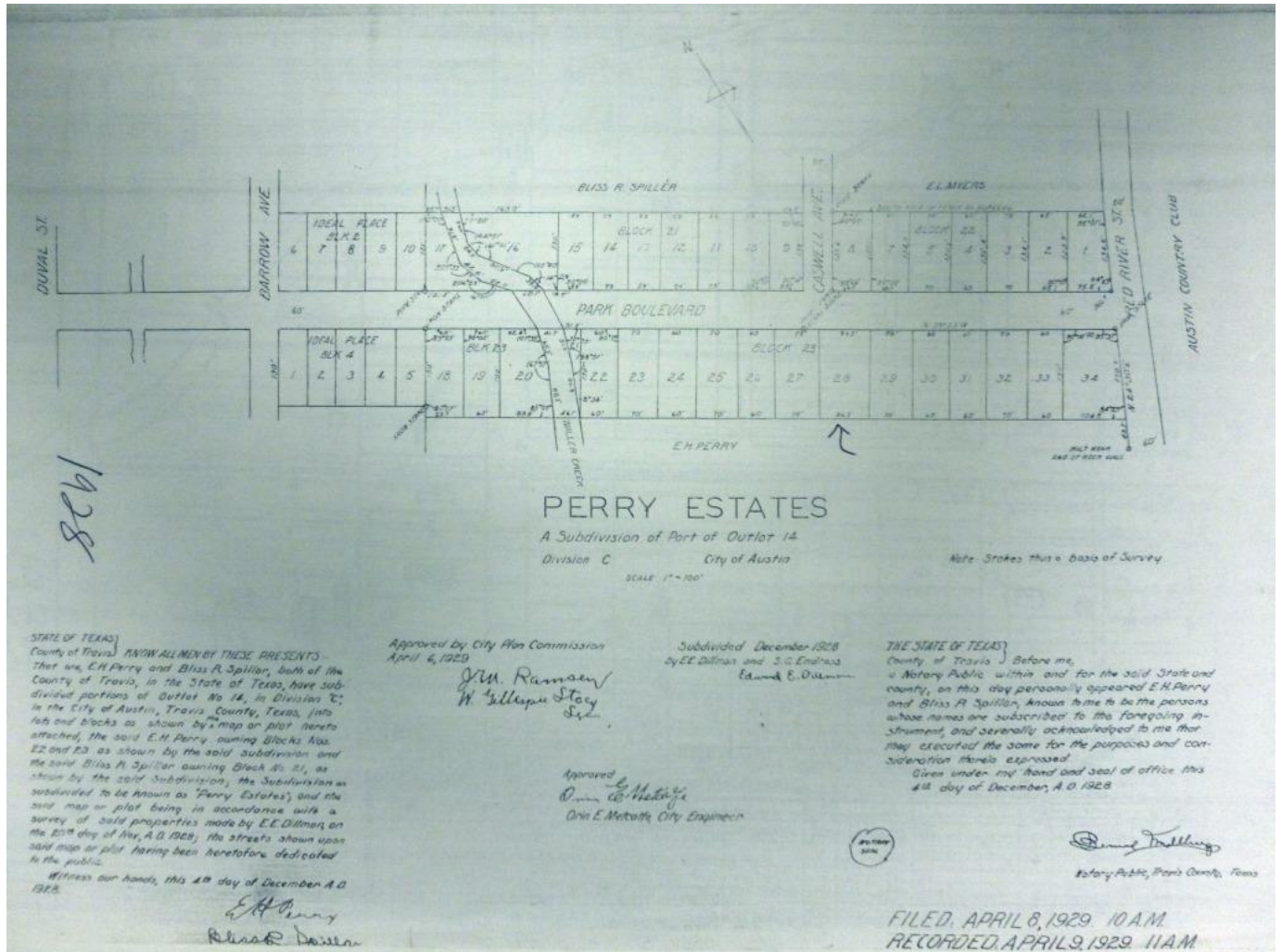
Choice Lull  
5 Rooms—\$1  
An excellent home, cement front walk, paved yard, a terrace, paved \$3000.

West Si  
4 Rooms, \$2  
In Prospect place, a real increased floor latest woodwork, latest bedrooms.



Edgar H. Perry Jr. House, Austin, Travis County, Texas

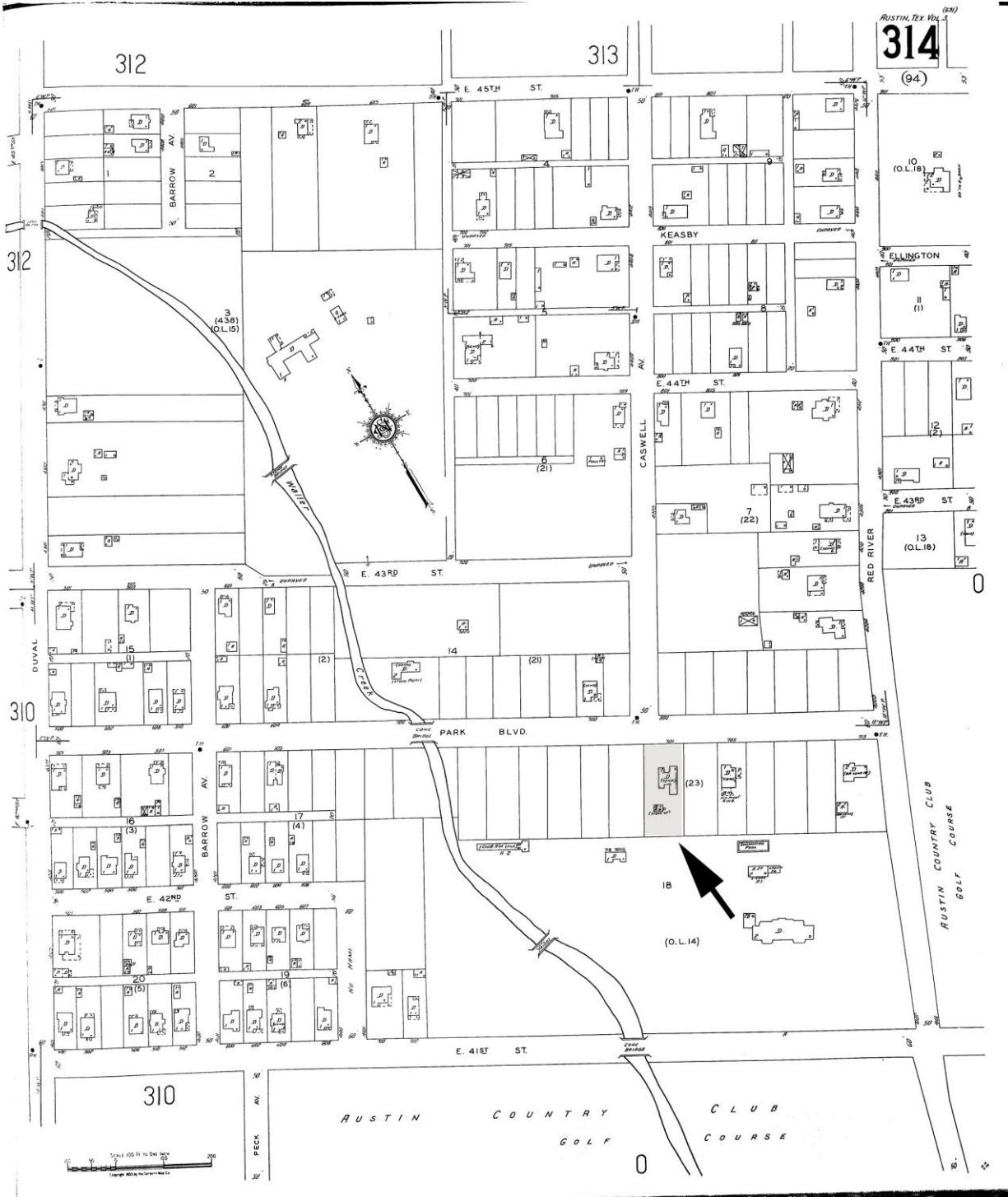
Figure 6. Perry Estates Subdivision Plan, Recorded 1929, City of Austin.



Edgar H. Perry Jr. House, Austin, Travis County, Texas

Maps

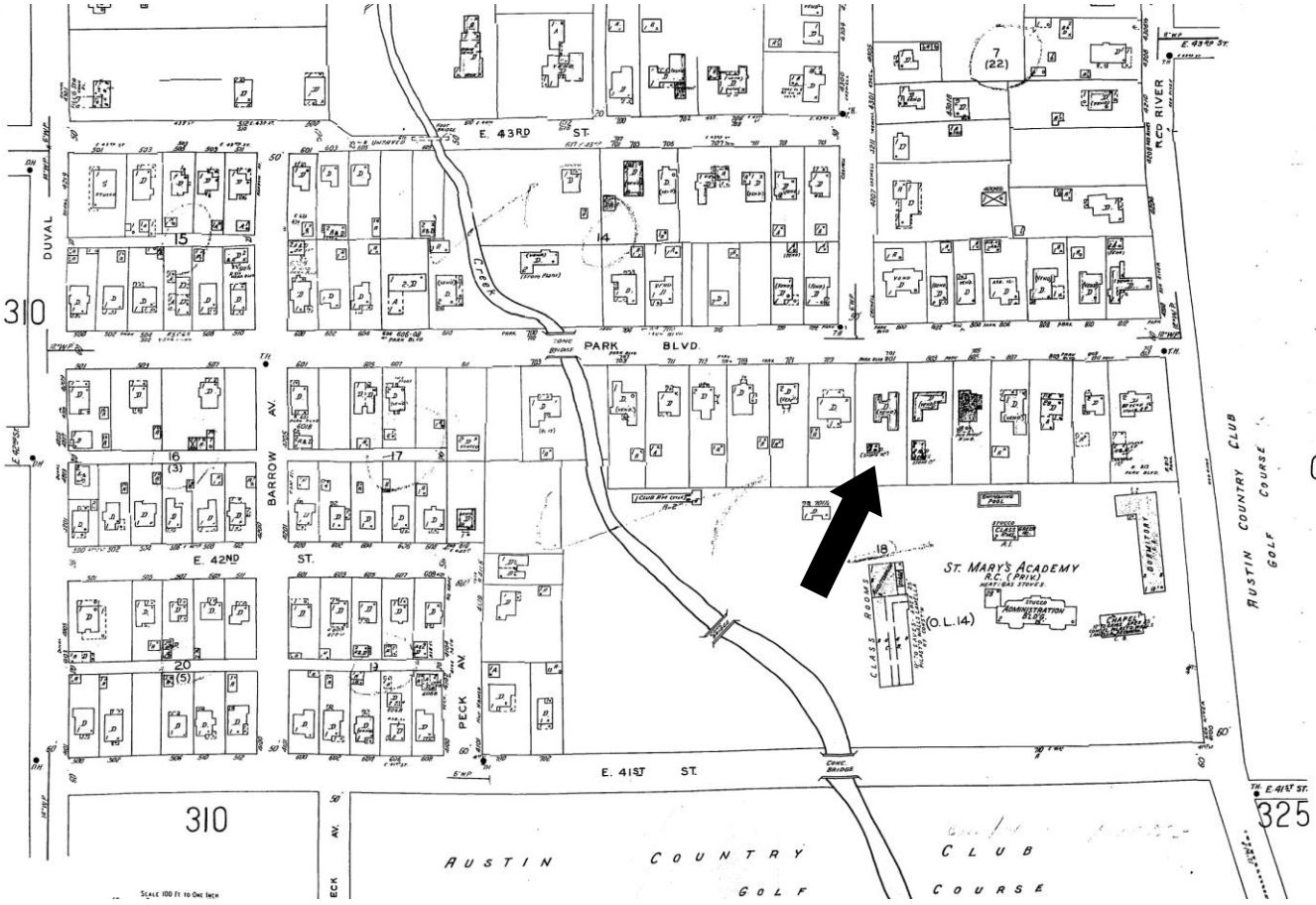
Map 1. Sanborn map, 1935, showing the Edgar H. Perry Jr. house as one of the earliest residences in the Perry's Estates.





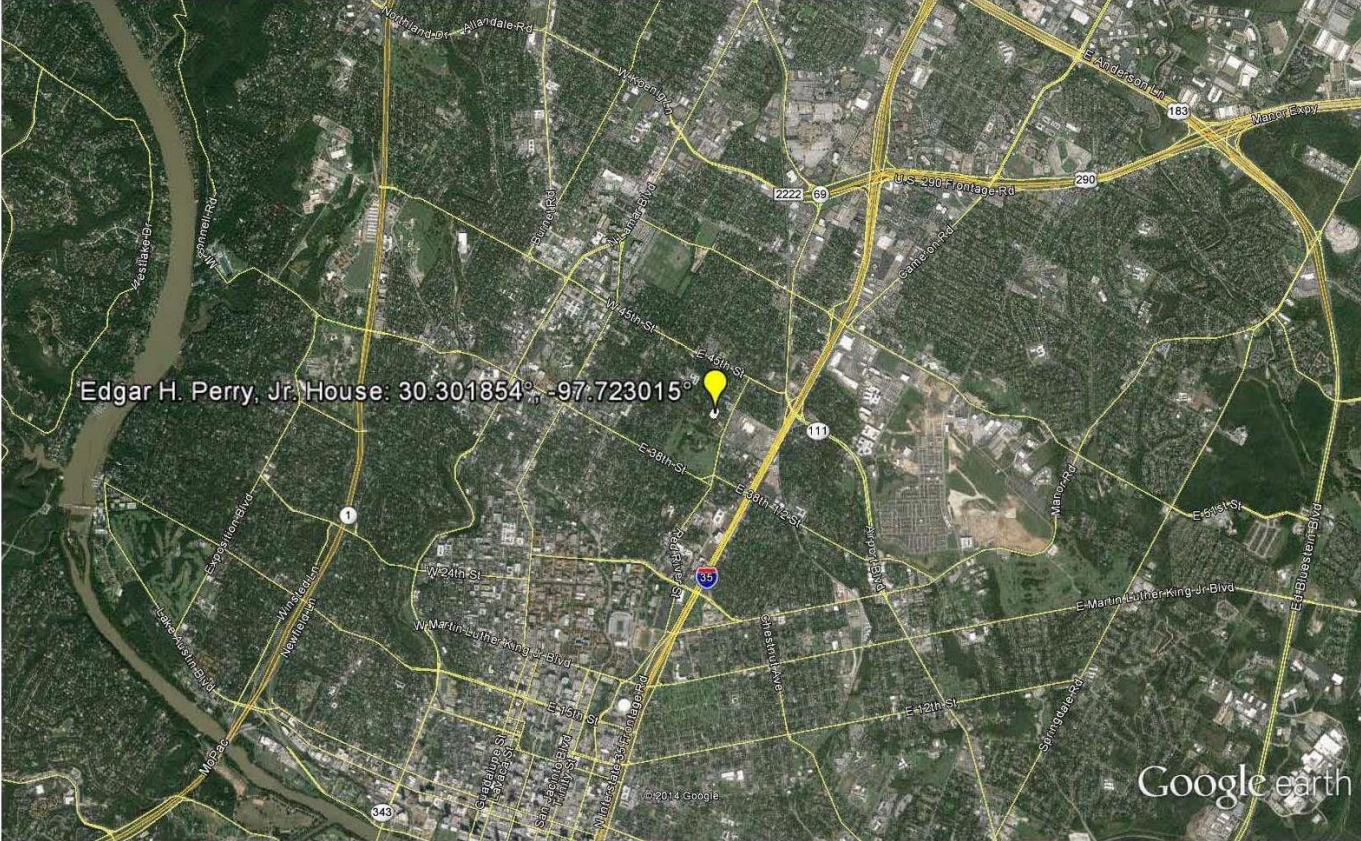
Edgar H. Perry Jr. House, Austin, Travis County, Texas

Map 2. Sanborn map, 1962.



Edgar H. Perry Jr. House, Austin, Travis County, Texas

Map 3. Scaled Google Earth map depicts nominated property's location within central Austin.



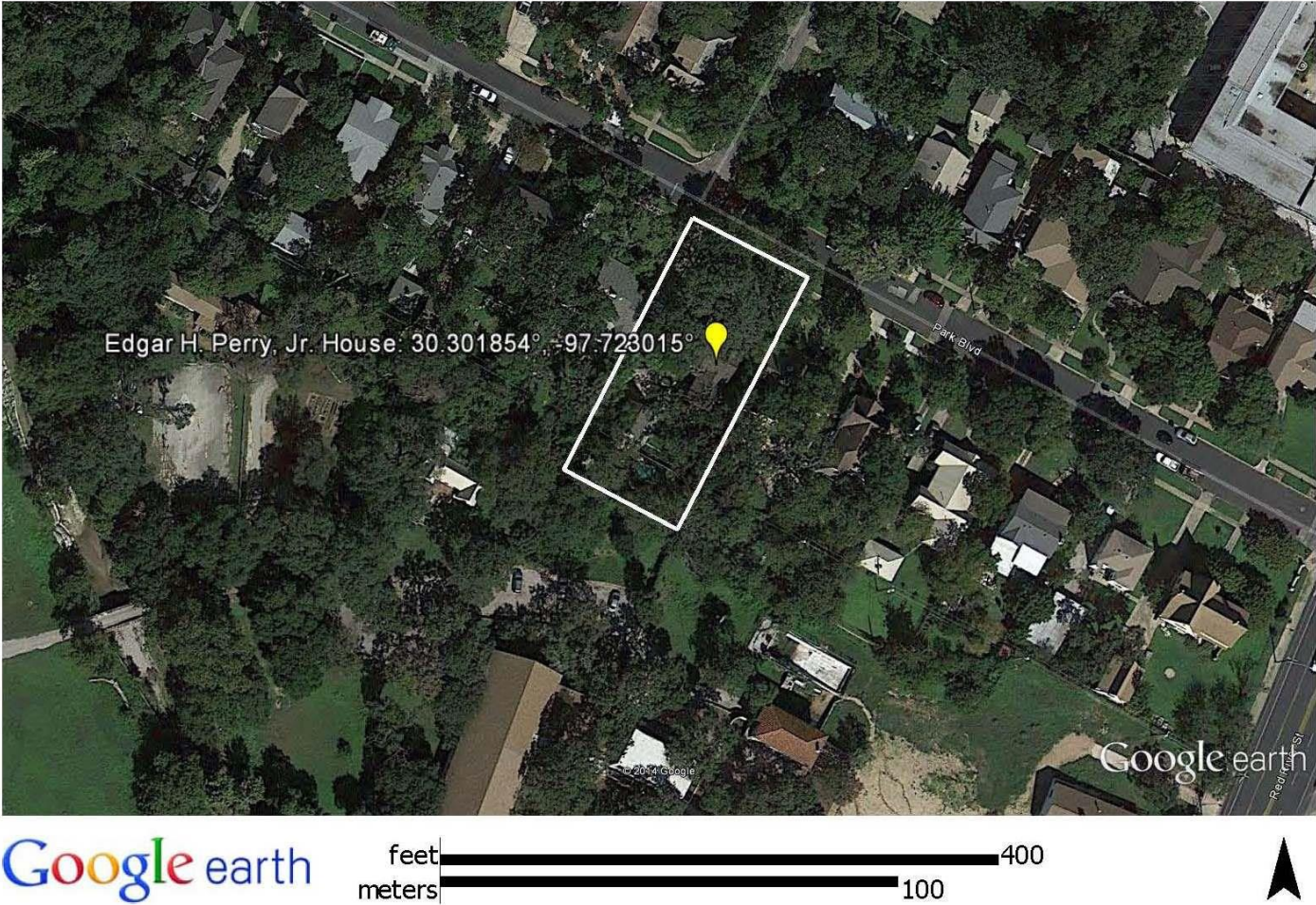
Google earth





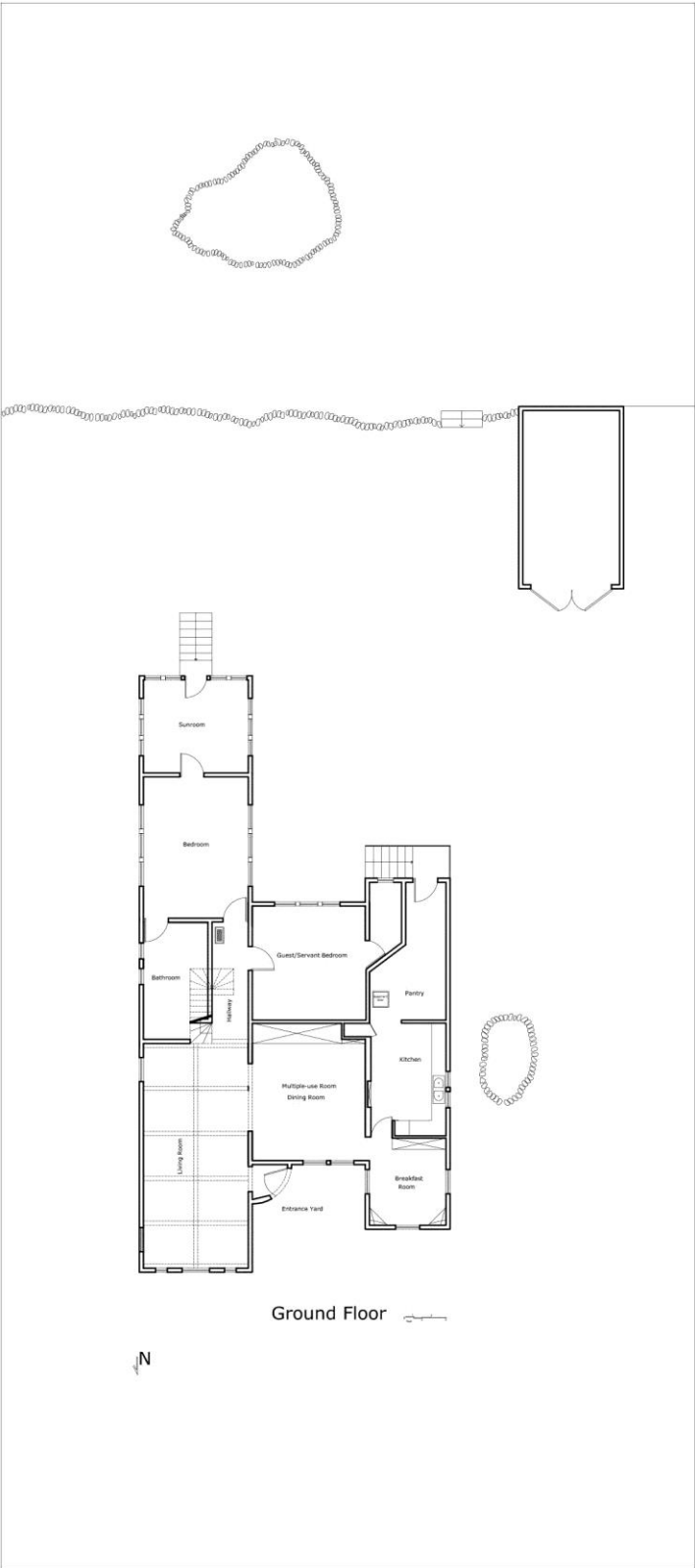
Edgar H. Perry Jr. House, Austin, Travis County, Texas

Map 4. Scaled Google Earth map depicts nominated property's boundary and latitude and longitude coordinates.



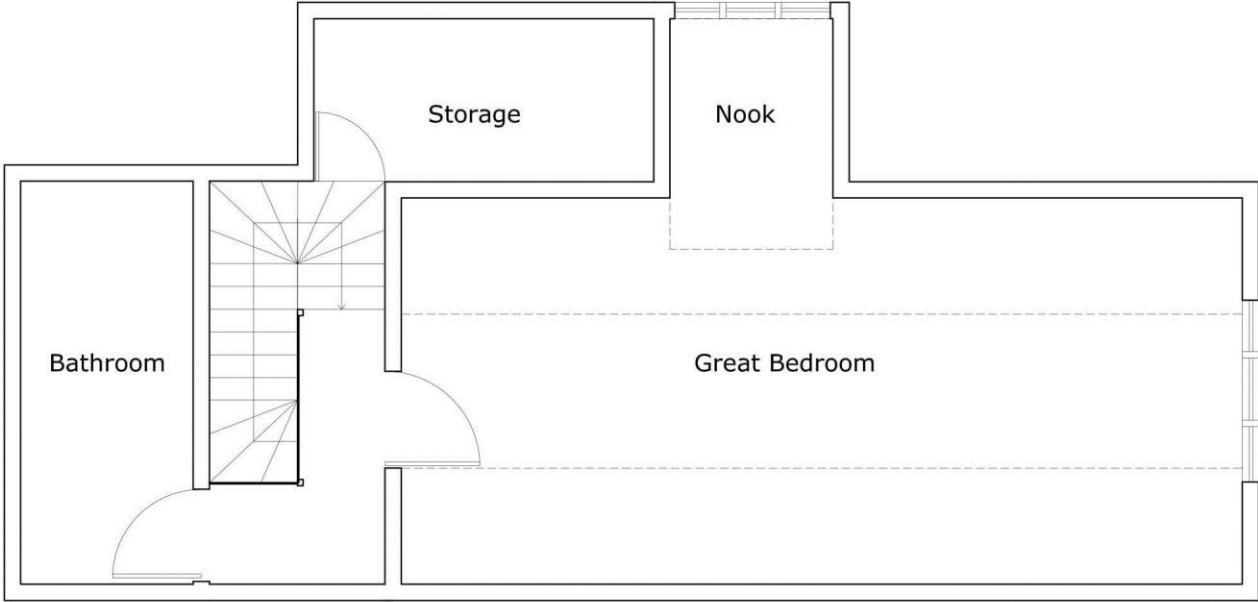
Edgar H. Perry Jr. House, Austin, Travis County, Texas

Map 5. The Edgar Perry Jr. House ground floor plan and the property boundary. Drawn by the author.



Edgar H. Perry Jr. House, Austin, Travis County, Texas

Map 6. The Edgar Perry Jr. House second floor plan, Drawn by the author.

































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Perry, Edgar H. Jr., House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Travis

DATE RECEIVED: 5/28/14      DATE OF PENDING LIST: 6/20/14  
DATE OF 16TH DAY: 7/07/14      DATE OF 45TH DAY: 7/14/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000404

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7.16.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*



TO: Edson Beall  
 National Park Service  
 National Register of Historic Places  
 1201 Eye Street, NW (2280)  
 Washington, DC 20005

FROM: Carlyn Hammons *ckh*  
 Texas Historical Commission

RE: New Submission, National Register Nomination  
 Edgar H. Perry, Jr. House, Travis County, TX

DATE: May 23, 2014

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form and electronic locational data (in .kmz format) on CD. <i>ckh</i> The enclosed disk contains the true and correct copy of the nomination for the <u>Edgar H. Perry, Jr. House</u> to the National Register of Historic Places.
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with seven (7) TIFF photograph files.
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do ) (do not ) constitute a majority of property owners
- Other:

