

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



1. Name of Property

Historic Name: Perkins, Joe and Lois, House  
Other name/site number: Perkins-Prothro House  
Name of related multiple property listing: NA

2. Location

Street & number: 3301 Harrison Street  
City or town: Wichita Falls State: Texas County: Wichita  
Not for publication:  Vicinity:

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 4/20/15  
Signature of certifying official / Title Date  
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: \_\_\_\_\_

Edson H. Beall  
Signature of the Keeper

6-8-15  
Date of Action

Perkins House, Wichita Falls, Wichita County, Texas

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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	
3	0	buildings
0	0	sites
2	0	structures
13	1	objects
18	1	total

Number of contributing resources previously listed in the National Register: N/A

**6. Function or Use**

**Historic Functions:** Domestic: Single dwelling, secondary structure

**Current Functions:** Domestic: Single dwelling, secondary structure

**7. Description**

**Architectural Classification:** Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Revival: Tudor Revival

**Principal Exterior Materials:** Brick, Stone, Slate

**Narrative Description** (see continuation sheets 7-5 through 7-15)

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## 8. Statement of Significance

### Applicable National Register Criteria

<input type="checkbox"/>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input checked="" type="checkbox"/>	<b>B</b>	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	<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.
<input type="checkbox"/>	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** NA

**Areas of Significance:** Social History, Architecture

**Period of Significance:** 1928-1960

**Significant Dates:** 1928, 1929, 1931, 1956, 1960

**Significant Person** Perkins, Joe J.; Perkins, Lois

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

**Architect/Builder:** Fooshee & Cheek, architect; Rife, A. J., general contractor; Hare & Hare, landscape architect; Ray C. Arnhold, architect (barn); W. H. Costley, general contractor (barn)

**Narrative Statement of Significance** (see continuation sheets 8-16 through 8-30)

## 9. Major Bibliographic References

**Bibliography** (see continuation sheets 9-31 through 9-32)

**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: Mark & Dianne Prothro, Wichita Falls, TX

**Historic Resources Survey Number** (if assigned): NA

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## 10. Geographical Data

**Acreage of Property:** approximately 10.5 acres

**Coordinates** (either UTM system or latitude/longitude coordinates)

### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

- A. 33.879785° -98.513844°
- B. 33.879736° -98.511485°
- C. 33.877802° -98.511728°
- D. 33.877798° -98.513991°

**Verbal Boundary Description:** See continuation sheet 10-33

**Boundary Justification:** See continuation sheet 10-33

## 11. Form Prepared By

Name/title: Susan Allen Kline, consultant

Organization:

Street & number: 2421 Shirley Avenue

City or Town: Fort Worth State: Texas Zip Code: 76109

Email: sskline@sbcglobal.net

Telephone: 817-921-0127

Date: November 4, 2014

## Additional Documentation

**Maps** (see continuation sheet Map-34 through Map-37)

**Additional items** (see continuation sheets Figure-38 through Figure-53)

**Photographs** (see continuation sheet Photo-54 through Photo-65)

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**Photographs**

Joe and Lois Perkins House  
Wichita Falls, Wichita County, Texas  
Photographer: Susan Kline (except as noted)  
Date Photographed: May 30, 2014

Photo 1  
Perkins House, north elevation, camera facing south

Photo 2  
Photographer: Steve Kline  
Perkins House, north elevation, including 1998 garage, camera facing southeast

Photo 3  
Photographer: Steve Kline  
Perkins House, north and east elevations, camera facing northeast

Photo 4  
Perkins House, east elevation, camera facing west

Photo 5  
Perkins House, south elevation, camera facing north

Photo 6  
Perkins House, south elevation, kitchen wing and 1998 garage, camera facing west/northwest

Photo 7  
Perkins House, south elevation, camera facing northwest

Photo 8  
Photographer: Steve Kline  
Perkins House, interior, stair hall from entrance hall, camera facing southwest

Photo 9  
Photographer: Steve Kline  
Perkins House, interior, dining room, camera facing northeast

Photo 10  
Perkins House, interior, living room with view into solarium/library, camera facing northeast

Photo 11; Photographer: Steve Kline  
Perkins House, interior, second floor stair hall, camera facing southeast

Photo 12  
Perkins House, interior, second floor library, camera facing northwest

Photo 13  
Perkins House, interior, second floor bathroom for northwest bedroom, camera facing west

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Photo 14

Photographer: Steve Kline

Garage/Servants Quarters and Greenhouse, camera facing northeast

Photo 15

Photographer: Steve Kline

Horse Barn, camera facing east/northeast

Photo 16

Photographer: Steve Kline

Garage/Servants Quarters and Greenhouse, Horse Barn, and south segment of drive, camera facing north

Photo 17

Entrance pylons at Harrison Street with bridge and sculpture *AiraBelle*, camera facing east

Photo 18

Bridge and sculpture *AiraBelle*, camera facing east

Photo 19

Photographer: Steve Kline

Bridge, pond, sculpture *AiraBelle* with house in the background, camera facing southeast

Photo 20

Photographer: Steve Kline

Fence and pylons at northwest corner and Harrison Street entrance, camera facing east

Photo 21

Fence and Live Oaks along Harrison Street, camera facing south

Photo 22

North yard, camera facing northeast

Photo 23

Cedar trees along east side of property, camera facing north

Photo 24

Photographer: Steve Kline

View toward entrance pylons at Hampstead Lane, camera facing south

**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 Joe J. and Lois Perkins House is located at 3301 Harrison Street in Wichita Falls, Texas. The distinctive two-and-one-half-story house was constructed in 1928 in the Tudor Revival style. Designed by Fooshee and Cheek of Dallas, the 7,000+ square-foot house displays such characteristics of the style as a steeply pitched, slate roof with intersecting gables and projecting gabled bays, an exterior wall palette of brick (including patterned brickwork), sandstone, cast stone, stucco and ornamental half-timbering; and square-headed oriel and bay windows. Other decorative features include multiple-light windows (typically steel casement windows with leaded glass), prominent chimneys with decorative chimney pots, and arched openings to the front, back, and side loggias. The interior has a high degree of integrity as evidenced by the retention of original ceiling ornamentation and light fixtures, wood paneled and plastered walls, original bathroom fixtures, room configurations, wood and ceramic tile flooring, and many original furnishings. Contributing buildings on the grounds include a one-and-one-half-story garage/servants quarter and greenhouse, constructed at the same time as the house, and a horse barn constructed in 1931. The house is located on approximately 10.5 acres in the Country Club Estates Addition south of the city's central business district. Historic landscape features include brick and cast stone pylons and an ornamental iron fence, a small pond, and a rustic stone bridge. A sculpture near the bridge is noncontributing. The Country Club Estates Addition was developed primarily in the 1920s and 1930s and contains mostly Period Revival style houses built for the city's middle class and wealthy professionals. The monumental size and quality of the design of the Perkins House and its siting on a large tract of land make it a landmark in the Country Club Estates Addition, and indeed, all of Wichita Falls. The Perkins House retains its integrity of design, materials, workmanship, feeling, location, setting, and association, and is an excellent local example of the Tudor Revival style in Wichita Falls.

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The Joe J. and Lois Perkins House is located at 3301 Harrison Street in the Country Club Estates Addition of Wichita Falls, Texas. This 660-acre addition is located south of the city's central business district and was developed primarily in the 1920s and 1930s. Deed restrictions resulted in a cohesive neighborhood with established setbacks, proscribed sizes and costs of houses, tree-lined streets, a park and other green spaces, and utilities set underground. The architectural styles of the houses reflected the popular Period Revival designs of the era. The 7,000+ square-foot Perkins House was constructed in 1928 in the Tudor Revival style using quality materials and workmanship. The exterior of the house features such hallmarks of the style as a steeply pitched roof with intersecting gables, the use of a variety of wall materials and ornamentation, multiple-light windows, and arched openings to the loggias. Interior details include ornamental plaster ceilings, American black walnut paneling, and many original fixtures and furnishings. The stately house has a worthy setting in a 10.5-acre landscape that includes a garage/servants quarters and greenhouse, also constructed in 1928, a horse barn constructed in 1931, a rustic bridge over a pond constructed especially for the site, brick pylons at the entrances to the drive and at the corners of the property, and an ornamental iron fence, all dating from 1928-29. Also included is a sculpture that was installed after the period of significance which is defined as 1928 to 1960 for the purposes of this nomination. These features are described in greater detail below and identified on a site map.

### *Joe and Lois Perkins House, 1928 (A on Resource Map, Photos 1-7)*

The Joe and Lois Perkins House is a two-and-one-half-story Tudor Revival style residence situated slightly north of the center of a 10.5 acre parcel within the Country Club Estates Addition in Wichita Falls, Texas. It was designed by Fooshee and Cheek and constructed by A. J. Rife, both from Dallas. The outer dimensions of the house are approximately 115 feet long and 57 feet wide. The house has a central rectangular massing with projecting wings and loggias. The central mass has a steeply pitched (14/12 pitch) hipped roof covered with multi-colored slate shingles. The slate is an inch thick and was imported from Siam. Overlapping gables dominate the north and south elevations. The wing to the east of the central block has a hip roof and the wing to the west of the central block has a side gable roof. Each has a 14/12 pitch. Tall chimney stacks with ornamental chimney pots are located near the east and west ends of the building. The exterior wall palette consists of wire-cut red brick (Acme Brick Company's Malvern Special Blend Ruffs Shade) laid in a Flemish bond, Oklahoma sandstone, stucco and decorative half-timbering, and cast ornamentation. Multiple-light steel casement

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windows and French doors typically contain leaded glass, some with a pale pastel tint. Arches are found over a few windows and exterior doors as well as at the openings to the loggias. Most of the windows have cast stone sills and are protected with glass storm windows. A brick-walled elevator shaft was added to the north end of the center block in 1956, making it a historic alteration as the period of significance is from 1928 to 1960. A side-gabled garage was added at the west end of the house in 1998. Its size and placement differentiate this non-historic feature from the original house. The house is fronted by a large elevated terrace with slate flooring surrounded by a cast stone balustrade.

The complexity of the roof gives the house an irregular and asymmetrical massing (see Photos 1-3). The central wing of the front (north) elevation is dominated by two overlapping gabled bays and a projecting arcaded loggia (see Figure 2). The largest gabled bay is located to the left (east) of the entrance bay and the arcaded loggia. It has overhanging eaves and its verge boards are carved with a running floral design. Beneath the gable at the attic level is a set of paired, multiple-light casement windows with a cast stone sill. At the second story level is a square-headed oriel window. It has casement windows with diamond-shaped leaded glass panes. The windows are divided by cast stone mullions and there are cast quoins where the oriel window intersects with the wall. Above the windows are cast stone medallions and finials, and below it is a cast stone corbel that has a cornice with small flowers. At the first floor are three sets of paired multiple-light casement windows with multiple-light transoms. The mullions between the windows and the lintel above are brick that has been specially cut to provide a curved frame. Recessed to the right of this bay is the gabled entrance bay. Rough cut Oklahoma sandstone is used on the wall near the ends of the gable's verge boards and provide a textural contrast to the red brick. At the attic level is a small arched multiple-light window. At the second floor level is a large segmental-arched opening containing multiple-light casement windows. At the first floor level is an arcaded loggia with rounded corners that projects forward of the left bay by approximately four feet. A denticulated cast stone coping trims the loggia's parapet. There is a ribbon of three arched openings on the front of the loggia. The arches are surrounded by cast stone columns and trim. At the apex of the arches are ornamented cast keystones surmounted by a cast finial. A single arched entrance on the north side of the loggia is treated in a similar manner. The entrance to the house is under the loggia. The front door has a cast stone surround with a Tudor arch. The wood plank door has over-sized strap hinges and three leaded glass lights. Small casement windows flank the door. A polychrome slate tile, laid in irregular courses, is on the floor of the loggia and continues out to the terrace in front of the house. The ceiling of the loggia retains its original lantern. To the right (or west) of the loggia is a two-story, three-sided bay window. The head of the bay window interrupts the eave line of the roof. On both the first and second floor are diamond-paned leaded glass casement windows. Some of the panes are tinted with soft pastel colors. The bay window has cast stone elements similar to those of the oriel window in the left bay. On the north end of the central mass is an elevator shaft that was constructed in 1956. The brick that was used closely matches the original brick. The addition of the elevator shaft is a historic alteration as it occurred during the property's period of significance (1928-1960).

Stretching across the width of the central bay is the large elevated terrace mentioned previously. It is paved with polychrome slate tiles. A cast stone balustrade surrounds the terrace. There are stairs on the east, north, and west sides. The north stairs are directly in front of the three arched openings to the front loggia.

The north elevation of the east wing has three sets of paired multiple-light casement windows on both the first and second floors. A single front gabled dormer is directly above the center windows and is set back from the eaves of the roof. The dormer has paired diamond-patterned casement windows and its walls are covered with slate shingles.

The north elevation of the west wing has two sets of paired casement windows on both the first and second floors (the elevator shaft that was added in 1956 partially obscures the windows on the left). The ends of the small front gables immediately above the second story windows are stuccoed and interrupt the roof's eaves. The original plans indicated that half-timbering was to be added on the gable ends but historic photos reveal they were never installed. The wall surface of the second story is divided by vertical stick work. Brick immediately below the windows is laid in a basket weave pattern. The brick on the walls flanking the second story windows is laid in a horizontal herringbone pattern. The first story



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windows are framed with brick with the rest of the wall covered with uncoursed, rough-cut sandstone. This sandstone wraps around to the first floors of the west and south elevations.

The east elevations of the central block and the east wing have features that are found on the north elevation but new details are also introduced, adding to the house's visual interest (see Figure 2, Photo 4). At the upper right corner of the central block is one second story window opening with paired multiple-light casement windows. At upper left corner of the central block is one window opening with two sets of paired multi-light casement windows. The second story has a slight overhang at this corner of the house, with the overhang supported by six cast stone brackets. Below this overhang is an arched opening with brick voussoirs that rest on a decorative cast corbel. This opening leads to an integral loggia. The east elevation of the east wing has a front-gabled dormer covered with slate shingles at the attic level. The window opening has paired casement windows with diamond lights. The second story has three sets of paired French doors that provide access to the deck on top of the five-sided loggia which projects from this wing's first floor. The loggia's parapet is trimmed with denticulated coping. Each of the five sides of the loggia has a segmental arched opening surrounded with cast stone trim and voussoirs crowned by a cast stone finial. Cast stone pilasters separate the openings. Beneath the loggia is the entrance to the solarium/library which consists of paired French doors set within a segmental arch and protected by wood screen doors. Flanking the entrance are paired, multiple-light casement windows. The loggia's floor is covered with slate tiles.

The rear (south) elevation also introduces new design elements that reflect the Tudor Revival style (see Figure 3, Photos 5-7). The south elevation of the east wing has three sets of paired multi-light casement windows on the second and first floors. There is a shed-roofed dormer at the attic level with paired multi-light casement windows. Its walls are covered with slate shingles. The south elevation of the central block has a projecting front-gabled bay at its west and east ends. Each of the gabled-bays has carved verge boards and wood brackets under the eaves. At the attic level of the east bay is one window with paired multi-light casements. The second story has three sets of paired multi-light casement windows. The first floor contains the integral loggia mentioned previously. There are three arched openings to the loggia that are similar to the arched opening on the north side of the loggia. The second floor of the central blocks west gabled-bay overhangs the first story and is supported by a carved wood bracket. The wall of the gable end is covered with stucco and half-timbering. A casement window at the attic level has diamond lights. There are three multi-light casement windows at the second story. Underneath the gable overhang is a bowed bay window. Between the two gabled-bays is a small shed-roofed dormer that illuminates an interior stairwell that accesses the attic. On the wall below the dormer is a multi-light casement window that illuminates the same stairwell between the first and second floor. Near the center of the central block is a large window opening with three casements with leaded diamond lights and heraldic shields. This window illuminates the grand stair hall. Above the window is an eyebrow-shaped hood at the roofline. Immediately below the window is a shed roof covered by slate shingles and supported by four wood brackets. Below the shed roof is an arched opening with a paneled wood door. Flanking the door are multiple-light casement windows. In front of the door is a circular patio covered with polychrome slate tiles.

At the west end of the rear elevation is another gabled bay that projects past the other two gabled bays. This bay does not appear on the elevation plan shown in Figure 3 and the floor plan shown in Figure 6 as originally there was to have been a deck on the roof above the kitchen. The gable has carved verge boards, a multi-light casement window at the attic level and a ribbon of multi-light casement windows at the second floor. A ribbon of smaller casement windows is at the first floor level and a multi-light window is at the basement level. The east elevation of this gabled-bay has paired casement windows at the second story and an arched door at the first floor level that accesses the kitchen. West of this gabled bay is an arched paneled door.

The west elevation has a multi-light casement window at the attic level and two multi-light casement windows at the second story level (see Figure 2). Attached at the first floor level is a one-and-one-half-story garage that was added in 1998 (see Figures 10 and 11). Designed by Bundy, Young, Sims & Potter, Inc. of Wichita Falls, the addition is respectful

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of, but subservient to the historic house. It is constructed of a brick similar to that used on the original house. Design features such as the steeply pitched side-gabled roof, sandstone quoins at the gable ends, and multiple-light casement windows are suggestive of the Tudor Revival style yet are not highly historicized. The garage is attached to the main body of the house by a narrow, side-gabled hyphen that includes a multiple-light panel door on the north elevation and paired multiple-light casement windows on the south elevation. The north and south elevations of the garage are similar and feature two segmental arched window openings with the multiple-light casement windows on the first floor and a one multiple-light casement window at the attic level directly below the peak of the gable. The west elevation features the garage opening with a heavy timber wood lintel and a five-panel insulated copper overhead garage door.

### **Interior**

The interior of the Joe and Lois Perkins House is characterized by finely crafted features such as ornate plastered ceilings in the dining and living rooms and entrance hall. Some rooms that do not have the ornate ceilings still have ornate plaster cornices. American black walnut paneled walls are found in the entrance hall and the dining and living rooms. Original light fixtures are found throughout the house and the first floor retains many original furnishings. Original hardwood floors are found throughout and rooms such as the breakfast room, solarium/library, and bathrooms retain their original tile floors. The entrances to most room on the first floor are arched (some closely resembling a Tudor arch) with corresponding arched paneled walnut doors. Most interior doors on the second floor are birch veneer. The radiators are built into the walls and covered with ornamental grates

#### *First Floor (see Figure 5)*

Passing through the front door, one encounters a formal entrance hall. Its walls are covered with American black walnut paneling and it has an oak floor. Moving forward through a paneled arch, one encounters the light-filled open stair hall (Photo 8). On the left side of the stair hall is a curved staircase with ornamental iron balustrade and walnut handrail and newels on the right. Continuing forward through the stair hall, one encounters a tiled entry that leads to an arched, paneled walnut door to the outside. To the left of the entry is a small lavatory with original green-tiled wainscot, toilet, and sink. To the right is a small powder room. Both retain original fixtures and tile floors.

To the right (or west) of the entry hall is the formal dining room (Photo 9). It features American black walnut paneled walls and an ornate plastered ceiling that includes a quatrefoil design. The ceiling's beveled cornice is also embellished with an ornate running ornament immediately above the wood paneled walls. The large bowed bay window on the north wall illuminates the room and additional light is provided by an original chandelier and wall sconces. Near the north end of the west wall is a walnut paneled door that matches another door on this wall that leads to the butler's pantry. The north door accesses the elevator that was added in 1956 and replaces a window that was originally at this location. South of the dining room is the breakfast room. At the base of the breakfast room's bowed bay window is a tiled fountain that has been converted to a planter. To the east (left) of the breakfast room is another stairway that provides access to the basement and the second floor. To the west (right) of the breakfast room is the butler's pantry. To the south of the butler's pantry is the kitchen which retains its original configuration and cabinets. A work island has been added in the center of the floor, new countertops have been added to the lower cabinets, and tile flooring replaces the original rubber tile floor. A unique feature of this room is the original arched door in the southeast corner that leads outdoors. The door is walnut on the outside and birch on the inside. It has a diamond-patterned leaded-glass window designed by Irvin Studios in Dallas. The kitchen also retains its original interphone. To the west of the butler's pantry is the access to the attached garage.

To the left (or east) of the entrance hall one passes through an arched entrance to the large living room that extends the width of the house (Photo10). The walls are sheathed with walnut paneling and the barrel-vaulted ceiling is covered with an ornate plaster pattern that includes a quatrefoil design. On the east wall is a fireplace with a carved wood mantelpiece and carved stone surround. The room retains its original oak floors. On the south wall of the living room are two sets of

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paired steel French doors with leaded glass lights that lead to the south loggia. East of the living room is the former solarium which now functions as a library. The floor is covered with original ceramic tile. Built-in bookshelves and cabinets take the place of a fountain that formerly was in the center of the east wall. The north and south walls each have three sets of paired metal casement windows with leaded glass.

Many original furnishings are present on the first floor. These include the oriental rugs in the entrance hall, living room, and dining room. The entrance hall retains its historic benches. Original furniture in the dining room includes the dining room table and chairs (reupholstered), the buffet on the west wall, and an Asian cabinet. The living room retains original drapes, blue silk damask sofa, player piano, an Asian breakfront, Old English table, wing chair, and fireplace tools.<sup>1</sup>

*Second floor* (see Figure 6)

The second floor can be accessed by the curving stairs located in the stair hall. Going up the stairs, one encounters a landing at the fifteenth stair. This landing is directly below a large window opening that contains casement windows with diamond-shaped leaded glass and heraldic shields. Its western exposure fills the stair hall of both the first and second floors with light. From the landing, the ascending stairs curve as they connect to the second floor stair hall, forming a partial circle from the first floor to the second (Photo 11). The stairs' balustrade continues across the stair hall, providing a safety barrier to the open stairwell. Below the balustrade is a wood cornice that has a running floral pattern that is similar to a Tudor rose.

Directly north of the second floor's stair hall is the library (Photo 12). On the west wall is a gas fireplace surrounded by rich wood paneling and built-in bookshelves of walnut. The bas-relief floral ornamentation in the plastered cornice is painted gold. Casement windows on the north wall overlook the deck above the front loggia. Directly east of the library is the master bedroom (labeled owner's room on the architectural plans). In the southeast corner is a gas fireplace with a simple wood mantle and black and white marble surround and hearth. A bay window is located on the north wall. Rooms to the east of the master bedroom include a dressing room and master bathroom which retains original tile, built-in cabinets, and fixtures. The sleeping room to the east of the bathroom has been converted to a walk-in closet. From this room, one accesses the deck over the east loggia. Leading north from the master bedroom is a small hall that accesses both the stair hall and what is designated as the daughter's bedroom on the architectural plan. A sliding door can shut off this small hall from the stair hall. The daughter's room has casement windows on the south and east walls. On the west side of the room is access to a small dressing room and a bathroom that retains original fixtures and tile.

Proceeding west from the stair hall, one encounters another set of stairs that lead to the attic or back to the first floor. Further east are two bedrooms, designated Chamber No. 3 (north) and Chamber No. 2 (south) on the plans. The north bedroom has a bay window on the north wall. Both bedrooms also have their own dressing and bathrooms, each retaining original tile and fixtures (Photo 13). As originally planned, there was to be a roof deck off of the south bedroom. However, the area was enclosed and used as a playroom.

*Basement* (see Figure 4)

A basement is beneath the west portion of the house. Original rooms included a billiard room, card room, and boiler room. A storage room at the west end of the basement has been converted to a wine cellar. A narrow stairway to the north of the wine cellar has been closed off at the first floor.

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<sup>1</sup> City of Wichita Falls, Texas. Application for Landmark Nomination within the City of Wichita Falls for the Perkins-Prothro Home Located at 3301 Harrison. Prepared by Mark Prothro, 2013.

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*Attic* (see Figure 7)

The attic is partially finished out with pine floors and plaster walls. The steeply pitched roof and irregular massing of the house dictates the arrangement of the rooms. A long hallway runs in an east/west direction through the center of the space. Off of the hall are a cedar closet and a clothes vault. Near the west end of the hall are stairs that lead to the second story and a room that was used as a playroom (it retains historic wallpaper with white ducks and ducklings in front of a fence). At the east end of the hall are two rooms that were built for servants as well as a bathroom.

**Contributing Resources**

*Garage/Servants Quarters and Greenhouse* (B on Resource Map, Photos 14 and 16)

Deed restrictions dictated the location of any garages not attached to the house or other buildings on the property. Specifically, such buildings could not be constructed closer than 200 feet from the north property line or 300 feet from the west property line. This insured that such buildings would not be highly visible from a public right-of-way. As such, the garage is located to the east/southeast of the main house. The deed restrictions also specified that the design of garages and other outbuildings (with the exception of greenhouses) had to be compatible with the main house. As built, the building is a mirror image of the original one designed by Fooshee and Cheek.

The one-and-one-half story garage is approximately 38 feet wide and 33 feet deep (see Figure 8). Like the house, the building has polychrome red brick walls of Acme Brick Company's Malvern Special Blend Ruffs Shade (laid in a Flemish bond), a steeply pitched cross-gabled roof, and multiple-light windows. The roof is sheathed with asphalt shingles. The front (west) elevation is divided into three bays, each containing an overhead garage door. The center bay projects forward and has a steeply pitched front gable. The peak of the gable crosses the center of a large shed-roofed dormer at the half-story (or second story) level. The walls of the dormer are covered with stucco. The dormer has four windows; one small window on either side of the front gable and one large window near the ends of the dormer. The north elevation is composed of a steeply pitched side-gabled bay that is recessed a few feet behind the plane of the north garage bay. It has a narrow window that lights an interior stairway. The entrance to that stairway is located on the north side of this bay through an arched opening. A multiple-light wood paneled door is located on the west half of the north elevation. The east elevation features a gabled bay on the north end. South of the gable is a flat-roofed one-story bay that contains a garage originally intended for the servants (the door to the garage is located on the south end of the bay). Above the garage bay is a long, stucco covered shed dormer that has one large window and a door that provides access to the deck on top of the servants garage. An ornamental iron railing surrounds the deck. The south elevation of the main body of the garage has a large window at the second floor. Attached to the first floor of this elevation is a small gabled-roof greenhouse. It has low brick walls that support the glass panels of the greenhouse. The panels are connected by wood and steel frames. The entrance to the greenhouse is located at the center of the south elevation beneath a small gabled roof supported by wood brackets. It has a cross-paneled wood door with multiple lights. A flush metal door at the north end of the greenhouse provides access to the garage.

The second floor of the garage originally functioned as a servants quarters that featured a hallway that provided access to a kitchen along the east wall as well as two rooms on the west side of the hall that were separated by a bathroom.

The Garage/Servants Quarters and Greenhouse has been altered. Originally, the windows were multiple-light, wood casements. They have been replaced with aluminum-framed multiple-light hung windows. The original wood paneled overhead garage doors have been replaced with metal paneled overhead doors. The building's original slate shingles have been replaced with asphalt composition shingles. These alterations have little impact on the building's ability to convey its original function as a garage and servants quarters. Because the building is set apart from the house and is secondary to it,

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the alterations have no impact on the integrity of the house. The Garage/Servants Quarters and Greenhouse is counted as one contributing building.

*Horse Barn (C on Resource Map, Photos 15 and 16))*

In 1931, a horse barn was added to the property. Located behind, or to the east, of the garage, the one-and-one-half-story barn was designed by local architect Ray Carl Arnhold and built by contractor W. H. Costley. As with the Garage/Servants Quarters, the design of the barn is complimentary to the Perkins House.

The wood-framed barn features a cross-gabled roof, board and batten walls on the east and west elevations (painted brown), and stucco and decorative half-timbering on the north and south elevations (the stucco is painted white and the half-timbering and wood doors are painted brown; see Figure 9). Decorative brackets are under the eaves of the gables. The barn measures approximately 25.5 feet wide and 20 feet deep. Its west elevation is organized similarly to the west elevation of the Garage/Servants Quarters. Like that building, it is composed of three bays with a steeply pitched gable at the center bay. A wood pendant provides decorative detail at the junction of the verge boards. Below the pendant is a narrow vent. Below the vent is a non-original metal paneled door with multiple-lights. On either side of the center bay is a window opening that can be closed with a full-width wood plank shutter. The south elevation contains a decorative, narrow vent below the peak of the gable. Below the vent is a wood plank door to the loft. At the first floor, left of center, are paired window openings that can be closed with wood plank shutters. To the right of center is a wood plank Dutch door with over-sized strap hinges. The north elevation has a narrow vent like the one on the south elevation and a small casement window directly below it. Extending from the east elevation wall is a flat-roofed shed wing with board and batten walls that was added when the barn was converted to a wood working shop after 1960. The south wall is flush with the south elevation of the original barn but the north elevation extends approximately ten feet beyond the plane of the original north elevation. A chain link fence encloses a small paddock on the north side of the barn.

Originally, there was another set of paired windows with shutters at the present location of the Dutch door on the south elevation. The barn originally had a cupola at the center of the roof's ridge and a masonry arcaded wing-wall with a gate at the southwest corner. Both of these features have been removed. Other alterations include replacement of the original Dutch door on the west elevation and the addition along the east elevation. Even with these alterations, the exterior of the building is still able to convey its previous use as a barn. Because the building is mostly hidden from the view of the Perkins House, the alterations have no impact on the integrity of the house. The Horse Barn is counted as one contributing building.

### **Landscape Setting**

The Perkins House is sited slightly north of center of a 10.5-acre site. The parcel is bordered on the north by Martin Plaza Park, on the west by the tree-lined Harrison Street, on the south by Hampstead Lane, and on the east by an old irrigation canal that separates the Perkins property from two estate-sized lots fronting Hamilton Boulevard. The nominated property is relatively flat. A curvilinear, brick-lined asphalt driveway crosses the property from the northwest to the southeast. The drive begins near the northwest corner of the property at Harrison Street. Just as it starts to curve to the southeast it crosses a small stone bridge that straddles a pond created especially for the site. A grove of pecan trees on the east side of pond partially obscures the Perkins House from view. Passing through the grove, the house becomes more visible. The driveway connects to a roundabout on the west side of the garage. One can either access the garage or continue east past the north elevation of the Perkins House where the drive curves south along the east side of the house. Historically, the drive ran along the south side of the house but was relocated after the period of significance. It proceeds in a southeasterly direction to the historic garage/servants quarters and greenhouse. It then proceeds south to the entrance off of Hampstead Lane. The grounds were landscaped by Hare & Hare of Kansas City, Missouri, and elements of the historic landscape remain. These include the brick and cast stone pylons at the four corners of the property, four pylons at each of the

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entrances to the drive, the ornate iron fence that borders the property, the stone bridge, the pond, and planting beds near the north property line, in the vicinity of the garage/servants quarters, and near the entrances to the driveway. The grove of pecan trees near the bridge predates the Perkins's acquisition of the property. Historic plantings include the line of Live Oaks along Harrison Street, informal groupings of trees, a line of cedar trees along the east fence north of the barn, and another grouping of cedars near the garage/servants quarters. On the south side of the house is a garden that was added c. 1962 after the drive was realigned. Several of the historic elements are described in greater detail below.

*Pond* (D on Resource Map, Photo 19)

Hare & Hare's landscape design included the addition of a small pond along the drive from the Harrison Street entrance to the house. The concrete-lined pond, built c. 1928-29, is approximately 130 feet east of the entrance pylons. It is approximately 200 feet long, approximately 20 feet across at its widest point, and is composed of a string of amorphous shapes (see Figures 12 and 13). The pond is counted as one contributing structure.

*Bridge* (E on Resource Map, Photos 17-19)

Straddling the north end of the pond is a rustic bridge (see Figures 12 and 13). It is approximately 18 feet long and 15 feet wide. The walls of bridge are constructed of uncoursed sandstone. The top of the wall is rounded. At the bottom of the wall is a rounded arch with stone voussoirs that crosses over the pond. The bridge was added c. 1928-29 and is counted as one contributing structure.

*Entrance Pylons at Harrison Street and Hampstead Lane* (F 1-8 on Resource Map, Photos 17, 20, and 24)

At each of the two entrances to the drive are four red brick pylons. The pylons are squared with notched corners and have cast stone bases and caps. There are two pylons on each side of the drive with the outer pylons set forward and to the side of the pylons closest to the drive. These features dated from 1928-29. They are counted as eight contributing objects.

*Ornamental Iron Fence and Brick Pylons* (H on Resource Map, Photos 20-22 and 24)

At each of the four corners of the property are brick and cast stone pylons similar to those at the entrances to the drive. An ornamental iron fence runs between the pylons, framing the property. The fence fronting Harrison Street and Hampstead Lane has a circular detail that is lacking on the fence that runs on the north and east boundary lines (the east fence extends approximately 100 feet north from the south corner and then a chain link fence continues on to the northeast pylon). The placement of the ornamental iron fence was dictated by deed restrictions. Any such fence could be no closer than ten feet from Harrison Street or Hampstead Lane. As such, the ornamental iron fence along the west side of the property is approximately ten feet from Harrison Street and the iron fence on the south end of the property is approximately ten feet from Hampstead Lane. These features date from 1928-29. Each of the four pylons at the corners of the property is counted as one contributing object. Although the ornamental iron fence is composed of segments divided from each other by the brick and cast stone pylons and the driveway, it is counted as one contributing object. The chain link fence is not included in the resource count.

**Noncontributing Resource**

*Sculpture AiraBelle* (I on Resource Map, Photos 17-19)

Just a few feet east of the stone bridge and on the south side of the driveway is the fiberglass sculpture *AiraBelle*. The life-size sculpture of a horse was created by artist Pam Moller. The horse has a blue body with a white muzzle and features images of white fluffy clouds, hot air balloons, and sunflowers. The sculpture was one of 45 life-size fiberglass horses

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created for a public art project sponsored by the Leadership Wichita Falls Class of 2007 and raised funds for two local charities. The sculptures were created in 2009 and displayed at various venues around the city. This sculpture was sponsored by Mark and Dianne Prothro (owners of the Perkins House) and the Perkins Prothro Foundation. It was originally located at 2304 Midwestern Parkway, Wichita Falls, and was moved to this site in 2010 when the Prothros moved to the house. It is counted as a noncontributing object because it was not present during the period of significance.

**Alterations to the Perkins House and Grounds**

The exterior of the Perkins House retains a high degree of integrity. The elevator shaft on the north side of the house is a historic alteration as it was added during the period of significance. A one-and-one-half-story side-gabled garage was constructed on the west side of the house in 1998. Although attached to it, the garage is set off from the main body of the house by a hyphen so that it is easy to discern the original from the new. Details such as brick walls, stone corbelling, and multiple-light casement windows are evocative of the Tudor Revival style yet the design of the garage allows it to be subservient to the house. The interior of the house is highly intact. An island was added in the middle of the kitchen and the original rubber tile floor has been replaced with ceramic tile but the room’s original configuration is intact. The solarium was converted to a library, but its numerous windows and French doors still fill the room with light. In 2011, glass storm windows were installed to protect the house’s original leaded glass windows.

After the Prothro family moved into the house in 1962, the drive was moved from the south side of the house to the north side and then curved toward the southeast where it joined the original drive in the vicinity of the historic Garage/Servants Quarters and Greenhouse. A formal garden was then added along the south elevation. The drive was originally surfaced with gravel but is now paved with asphalt and lined with red brick. Although the drive has been relocated, the house retains its prominent setting within the landscape. As mentioned previously, both the Garage/Servants Quarters and the Horse Barn have been altered. Even with the alterations, the historic function of both buildings is still conveyed through their design. Because these buildings are set apart from the house and are secondary to it, the alterations do not negatively impact the Perkins House. With its high quality of materials and craftsmanship, the Perkins House retains its integrity of design, materials, workmanship, setting, location, feeling, and association, and remains a remarkable example of a late 1920s Tudor Revival style house in Wichita Falls, Texas.

**Summary of Contributing Resources**

Name of resource	Number	Date	Type	Map key
Joe and Lois Perkins House	1	1928	Building	A
Garage/Servants Quarters & Greenhouse	1	1928	Building	B
Horse Barn	1	1931	Building	C
Pond	1	1928-29	Structure	D
Bridge	1	1928-29	Structure	E
Pylons at entrances to drive	8	1928-29	Object	F 1-8
Corner pylons	4	1928-29	Object	G 1-4
Ornamental iron fence	1	1928-29	Object	H

**Non-contributing Resources**

Name of resource	Number	Date	Type	Map Key
Sculpture <i>AiraBelle</i>	1	2009	Object	I

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## Statement of Significance

The Joe and Lois Perkins House in Wichita Falls, Texas, is significant for its association with two people whose philanthropy had a profound impact on cultural, educational, and religious institutions in Texas. The Perkinses used their wealth for institutions associated with the Methodist Church, both within and outside of Texas, and other charities. The house itself is an excellent local example of the Tudor Revival style. Designed by the Dallas architecture firm Fooshee and Cheek, the monumental house displays many hallmarks of the style such as a steeply pitched roof with intersecting gables, multiple-light windows, arches at entrances, and a masonry exterior that includes stone, stucco and decorative half-timbering, and patterned brickwork. The interior of the house is also highly intact. For these reasons, the Joe and Lois Perkins House is eligible for listing on the National Register of Historic Places under Criterion B at the state level of significance in the area of Social History for its association with Joe and Lois Perkins, and under Criterion C at the local level in the area of Architecture as an outstanding example of the Tudor Revival style in Wichita Falls. The period of significance is from 1928, the year the house was constructed, to 1960 when the Perkins' occupation of the house ended.

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Tall tales regarding the establishment of Wichita Falls revolve around the windfall of a poker game or as a result of the fortuitous scouting of an Indian woman.<sup>2</sup> But the real story is less dramatic. John A. Scott of Mississippi purchased Texas land certificates in 1837 but did nothing with the land. His heirs later discovered the certificates and commissioned M. W. Seeley to survey a townsite on a tract by the Wichita River. Seeley's plat of 1876 included a townsite by a waterfall on the river, a few named streets, and a town square, all pictured near a nonexistent lake. His plat also depicted steamboats on the Wichita River. Like the lake, steamboats navigating the river never appeared and the falls were washed away. The town's first residents appeared later in the decade and it merited a post office in 1879. The first train arrived in 1882. A year later, the town was designated as the seat of Wichita County, and then incorporated in 1889. By 1890, its population neared 2,000 residents. The arrival of more railroads made Wichita Falls the center of a transportation hub that served northwest Texas and southwest Oklahoma.<sup>3</sup>

Oil exploration and production greatly stimulated the area's economy in the 1910s and 1920s. Oil was discovered in an adjacent county to the east around 1903. However, the discovery of major fields such as the Electra (1911), old Burkburnett (1912), Burkburnett Townsite (1918), and the Northwest Extension (1919) dramatically changed Wichita Falls. As a result, the city experienced a boon in population and its economy. In 1918, the city had a population of approximately 20,000 and three years later its population had more than doubled. By 1920, it had nine oil refineries and forty-seven factories. As the Great Depression was beginning in 1930, Wichita Falls had a population of 43,607. The city's residents were served by 32 parks, 20 schools, 47 churches, and four railroads.<sup>4</sup>

### Joe J. and Lois Perkins

As Wichita Falls was maturing in the early twentieth century, people with an entrepreneurial spirit were attracted to the city. Among those who came was Joe J. Perkins (1874-1960). Perkins was born on a farm in Brookston, Lamar County, Texas on March 7, 1874. He attended school through the eighth grade. As a young man, he worked on farms in Bowie and

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<sup>2</sup> See Kenneth E. Hendrickson, Jr., "Wichita Falls, TX," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/hdw02>), accessed August 14, 2014. Uploaded on June 15, 2010. Published by the Texas State Historical Association: City of Wichita Falls, Texas. *Touring Wichita Falls History: A Journey through Time*, 2010 ([www.wichitafallstx.gov/documents/2/10/14/FINAL\\_BROCHURE\\_COPY.PFD](http://www.wichitafallstx.gov/documents/2/10/14/FINAL_BROCHURE_COPY.PFD)) accessed May 1, 2014.

<sup>3</sup> Hendrickson, "Wichita Falls, TX."

<sup>4</sup> Hendrickson, Jr., "Wichita Falls, TX" and Julia Cauble Smith, "Wichita County Regular Field," *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/downw>), accessed August 14, 2014. Uploaded on June 15, 2010. Published by the Texas State Historical Association: City of Wichita Falls, Texas, *Touring Wichita Falls History: A Journey through Time*. See also *Dallas Morning News*, May 8, 1928.



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Montague before establishing a mercantile business, the Red Store, on the square in Decatur in 1897. He came to Wichita Falls in 1909. In 1911, he entered into a partnership with Frank Timberlake to form the Perkins-Timberlake Company. This company evolved into a chain of department stores in nine cities in Texas and Oklahoma. He retired as the president of the company in 1958 when the store's ownership transferred to his daughter and son-in-law, Elizabeth and Charles Prothro.<sup>5</sup>

Perkins's business interests expanded along with Wichita Falls' status as a regional petroleum center. A year after his arrival, he was one of the incorporators of the Highland Irrigation and Land Company, Wichita Falls and in 1911, he was one of the incorporators of the Belknap Coal Company in Newcastle, Young County, Texas. In 1912, he became a director of City National Bank and was named chairman of the board in 1943, a position he held until his death in 1960. He also served on the boards of the National Bank of Commerce in Fort Worth and the First Federal Savings and Loan in Wichita Falls. In 1940, he and his son-in-law, Charles Prothro, established the Perkins Prothro Company. Other business interests included Embry Farm Oil Company, Wichita Falls, and Pikers Oil Company, Wichita Falls, both incorporated in 1913; South Archer Oil Company, Wichita Falls, incorporated in 1917; and the Wichita Falls and Southern Railroad and Perkins-Snider Building Company, Wichita Falls, both incorporated in 1925. He frequently partnered with other Wichita Falls oilmen in the formation of oil companies. These included the Harvey Lease Account (later sold to Magnolia Petroleum Company), the C & L Oil Company, Tucker Oil Company, Ponies Oil Company, and Bridwell-Perkins.<sup>6</sup>

Perkins served on the board of directors and was one of the founders of the Texhoma Oil and Refining Company, organized by fellow Wichita Falls residents W. B. Hamilton, N. H. Martin, and C. W. Snider in 1917. This company was one of the largest independent operators in the North and West Texas fields. By 1922, the company had grown to a point where it occupied nearly the entire ninth floor of the City National Bank Building in Wichita Falls.<sup>7</sup> In late 1921, Perkins and N. H. Martin purchased the 11,044-acre Dial Ranch in Hutchinson County for oil exploration. In 1935, he purchased a 56,000-acre ranch in Cimarron County in the Oklahoma Panhandle from the assets of the American Refining Company for one dollar an acre. Today, this ranch is known as the Perkins-Prothro Ranch.<sup>8</sup> Perkins's oil interests and the success of the Perkins-Timberlake stores made him a wealthy man.

On March 17, 1918, Joe Perkins married Lois Craddock (1887-1983) in Midland, Texas, at the home of Lois's sister. Cora Lois Craddock was born on February 8, 1887 in China Springs, a small settlement twelve miles north of Waco, Texas. Upon the advice of a physician and for the sake of her father's health, the family moved west and settled in Sanco, Coke County, when Lois was approximately three years old. Her schooling was interrupted as she tended her siblings following the death of her mother and then her step-mother. With the help of an older sister, she was able to attend Honey Grove High School. A friendship with a young missionary piqued her interest in missionaries and their work, an interest she would hold for the rest of her life. A scholarship enabled her to attend Southwestern University, a Methodist-affiliated school in Georgetown, Texas, from 1908 to 1911. She received a teaching certificate and obtained a job teaching sixth grade at Robert Lee. In 1913, she moved to Wichita Falls where she taught at Alamo School. In 1915, she obtained a

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<sup>5</sup> Mark Prothro, "Joe J. Perkins," (unpublished manuscript, revised 2014); *Fort Worth Star-Telegram*, September 16, 1960 (evening edition), Fort Worth Star-Telegram Clippings Collection, AR406-7-125-48, Special Collections, University of Texas at Arlington [hereafter referred to as FWSTCC]. Newspaper sources frequently used 1910 as the year Perkins arrived in Wichita Falls. Family records place his arrival in 1909. Mark Prothro is the grandson of Joe and Lois Perkins.

<sup>6</sup> *Fort Worth Star-Telegram*, May 23, 1910 and September 16, 1960; Prothro, "Joe J. Perkins"; *Fort Worth Star-Telegram*, August 24, 1919; *Dallas Morning News*, February 8, 1913, November 12, 1913, June 12, 1917, April 3, 1922, and April 21, 1925.

<sup>7</sup> Ellis Arthur Davis and Edwin H. Grobe, editors, *The Encyclopedia of Texas*, Volume 2, 1922, p. 520, (<http://texashistory.unt.edu/ark:/67531/metaph39129/>; accessed April 23, 2014), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu/>; crediting UNT Libraries, Denton, Texas.

<sup>8</sup> Prothro, "Joe J. Perkins"; *Fort Worth Star-Telegram*, August 7, 1921, November 27, 1921, and December 21, 1921. Phillips Petroleum of Bartlesville, Oklahoma, purchased 2,000 acres of the Dial Ranch from Perkins and his partners at a reported price of \$1,000 an acre. See *Dallas Morning News*, July 2, 1926.

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permanent teaching certificate. It was at Wichita Falls home of Mr. and Mrs. Charles Wesley Snider where she met Joe J. Perkins.<sup>9</sup>

Following their marriage in 1918, the couple resided at Kemp Kort before acquiring their first home at 1801 10<sup>th</sup> Street. They had two daughters, Lois Elizabeth (known as Elizabeth, 1919-2009) and Dorothy Joe (1923-1926). In 1928, construction began on their new home at 3301 Harrison Street in the recently established Country Club Estates. The house, designed by Fooshee and Cheek of Dallas, Texas, became a landmark in Wichita Falls.<sup>10</sup>

The Perkinses were generous contributors to numerous causes in Texas and beyond, many of which were affiliated with the Methodist Church. In 1942, they gave \$100,000 to the North Texas Conference for a retirement fund for Methodist ministers and their widows.<sup>11</sup> Two Methodist colleges in Texas that benefit from the Perkins's gifts were Southern Methodist University (SMU) in Dallas and Southwestern University in Georgetown, Lois Perkins's alma mater. The gifts to SMU included \$50,000 in 1921 for the endowment, \$75,000 for the expansion of the administration building, to be known as Perkins Hall, dedicated in February 1939; and \$175,000 for the construction of the Joe Perkins Gymnasium, which was dedicated in October 1942. In 1945, the couple gave \$1,320,000 to the university, the largest gift the school had ever received; \$500,000 of it was used for the completion of the quadrangle for the Perkins School of Theology, which had been recently named in their honor. The remainder of the funds went to scholarships and increased faculty pay. In 1946, they gave \$650,000 for the endowment fund for the theological school. They also provided the funds for Selecman Hall, which was dedicated in 1954.<sup>12</sup> In 1943, the Perkinses gave a chapel, to be known as the Lois Craddock Perkins Chapel, to Southwestern University.<sup>13</sup> One of the out-of-state Methodist colleges that received their support was Alaska Methodist University in Anchorage, Alaska, now known as Alaska Pacific University.<sup>14</sup>

The Methodist Orphans Home in Waco (now the Methodist Children's Home) was also a recipient of their largess. Their gifts included \$40,000 in 1939-40 for the construction and furnishing of a residence building for senior girls. The building was named the Lois Perkins Cottage in honor of Mrs. Perkins. In 1942, it was followed by the gift of the Elizabeth Prothro Home, named for their daughter.<sup>15</sup> Along with J. S. Bridwell, also of Wichita Falls, the Perkinses donated funds for the construction of an administration building for the orphanage, which was dedicated in 1954.<sup>16</sup>

In 1941, the couple established the Joe and Lois Perkins Foundation "to support any benevolent, charitable, educational, or missionary undertaking, the purpose of which is religious, charitable, literary, or educational." Initial funding came from Joe Perkins's share of Perkins and Cullum Company's leases in Wichita County, which were later sold to Tide Water Associates Oil Company. During the first ten years of its existence more than sixty-five Methodist churches and

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<sup>9</sup> Mark Prothro, "Lois Craddock Perkins, February 8, 1887 – November 20, 1983," (unpublished manuscript, 2014); Lois Craddock Perkins, *The History of My Life: Mrs. J. J. (Lois) Perkins, 1932*, (Wichita Falls: Elizabeth Perkins Prothro, 1993), 1, 3, 36-37, 40, 41; Norman W. and Betty B. Spellman, *History of First Methodist Church, Wichita Falls, Texas: A Century of Faith 1881-1981* (Dallas, Texas: SMU Printing Department, 1981), 51.

<sup>10</sup> Prothro, "Lois Craddock Perkins, February 8, 1887 – November 20, 1983."

<sup>11</sup> *Dallas Morning News*, October 22, 1942.

<sup>12</sup> *Dallas Morning News*, May 29, 1921, June 8, 1936, November 8, 1938, February 3, 1939, October 2, 1942, and February 6, 1946. A number of Perkins's Wichita Falls associates were also generous supporters of SMU and other Methodist-related institutions. They included W. B. Hamilton, N. H. Martin, J. S. Bridwell, and J. T. Harrell. See *Dallas Morning News*, December 1, 1926.

<sup>13</sup> *Dallas Morning News*, April 4, 1943.

<sup>14</sup> *Fort Worth Star-Telegram*, January 17, 1958 (evening edition), AR406-7-125-48, FWSTCC.

<sup>15</sup> *Dallas Morning News*, March 19, 1939, March 24, 1940, and November 29, 1941.

<sup>16</sup> *Bartlett Tribune and News* [Bartlett, Texas], October 28, 1955.

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related institutions benefited from the foundation as did twenty non-Methodist churches. The foundation still exists and the Perkins's heirs, as well as non-family members, serve as directors.<sup>17</sup>

Joe Perkins was described as a quiet, unassuming man. It was noted that he made the presentation of his gift of Perkins Hall at SMU to the board of trustees in a private ceremony in the board room. Of his gift of the funds to complete the administration building, Mr. Perkins said:

Mrs. Perkins and I decided a long time ago we wanted to do something for the university. It was Bishop C. C. Selecman who suggested that since I was a businessman, nothing could be more fitting than that I help build the two floors on this structure needed for executive offices.

I have never had a good impulse in my life that Mrs. Perkins hasn't seconded. So we put up the money and here we are.<sup>18</sup>

Other examples of their generosity benefited the community of Wichita Falls. In 1922, they purchased a lot next to the First Methodist Church. The property became the home of a new church a few years later. In 1926, they gave the church a new parsonage. They donated the funds for the construction of a club building for the Wichita Falls Boys Club, which was sponsored by the Rotary Club and built by the WPA. It was dedicated in 1942.<sup>19</sup> Other gifts included an isolation ward to Wichita General Hospital, known as the Perkins Memorial Wing, and Perkins Reservation, a wooded tract of 200 acres given to area Boy Scouts, now known as Camp Perkins.<sup>20</sup>

The couple also gave of their time to the organizations they supported. Joe Perkins served on the Board of Governors at SMU. He twice served as a delegate to the Methodist General Conference and was a member of the Executive Committee of the World Methodist Council. Lois Perkins's contributions included service on a committee of the Greater Southwestern Movement for Southwestern University. The campaign was organized in 1925 to raise funds for a capital improvement program and a \$500,000 endowment. She also served on the World Methodist Council, the Executive Committee of the Methodist Children's Home, and the Board of Governors at SMU.<sup>21</sup>

Although the Perkinses were modest people, their generosity was often celebrated. In 1944, they both received an honorary Doctor of Humane Letters from Southwestern University. In 1953, they were named to the Methodist Hall of Fame in Philanthropy by the General Board of Hospitals and Homes. Lois Perkins received an honorary Doctor of Law from SMU in 1965 and was named a Distinguished Alumna of Southwestern University in 1970.<sup>22</sup> A surprise testimonial dinner was held for the couple in 1950 at the Woman's Forum in Wichita Falls. Three bishops and the president of SMU were among an audience of 400 friends and Methodist dignitaries. Guests received a leather-bound brochure that described the couple's achievements and contained their photograph. Bishop A. Frank Smith spoke of "Lois Perkins, Missionary at Home" and Charles McGaha, an independent oilman, spoke of "Joe Perkins, Community Builder." In SMU President Umphrey Lee's address to the audience, he said:

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<sup>17</sup> Mark Prothro, "The Lasting Legacy of Joe and Lois Perkins [and] Charles and Elizabeth Prothro through the Joe and Lois Perkins Foundation [and] Perkins Prothro Foundation," (unpublished manuscript, 2014).

<sup>18</sup> *Dallas Morning News*, February 8, 1939.

<sup>19</sup> *Dallas Morning News*, November 23, 1942.

<sup>20</sup> *Fort Worth Star-Telegram*, May 9, 1950 (morning edition), AR406-7-125-48, FWSTCC.

<sup>21</sup> Prothro, "Joe J. Perkins"; *Dallas Morning News*, February 8, 1925; Prothro, "Lois Craddock Perkins."

<sup>22</sup> Prothro, "Joe J. Perkins"; Prothro, "Lois Craddock Perkins"; Spellmann, *History of First Methodist Church, Wichita Falls, Texas: A Century of Faith 1881-1981*, 103.

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In view of his long and outstanding leadership in community service and his multiple benevolences to God and church and man, I am sure you will agree with me that it is completely proper and fitting that we should be here tonight to do homage to and pay tribute to a fine Christian gentleman, the first citizen of Wichita Falls and one of the outstanding philanthropists in the nation, a great American.

A report of the event was carried by the Associated Press and appeared in the *Fort Worth Star-Telegram* and the *Dallas Morning News*.<sup>23</sup>

Joe Perkins died on September 15, 1960 in Wichita Falls at the age of 86. When SMU President Willis Tate learned of his passing, he said that Perkins ““was our greatest benefactor, not only for his tremendous gifts but also wisdom, insight and vision into the program of the university.”<sup>24</sup> On September 20, the *Dallas Morning News* praised Perkins as a pioneer merchant of Wichita Falls and a prominent figure in the business community of North Texas. The editorial gave tribute to the significant benevolent contributions he made to educational and charitable institutions and stated that “The fruit of his enterprise was not spent selfishly. He gave and gave liberally. Too many of us accumulate something of material value and never use it for good. The spiritual challenge is to use our good fortune for the good of all.”<sup>25</sup>

Following Joe Perkins’s death, Lois Perkins moved from 3301 Harrison Street to 2303 Farington Road, which was also in the Country Club Estates and just a few blocks west of her beloved home. Lois Perkins died on November 20, 1983 at the age of 96. Both Joe and Lois Perkins were entombed in the Perkins Mausoleum in Riverside Cemetery, Wichita Falls.

Elizabeth Perkins Prothro (1919-2009) and her husband, Charles (1918-2001), had four children; Joe Nelson (b. 1938), Kay (now Kay Prothro Yeager, b. 1940), Charles Vincent (1942-2000), and Mark H. (b. 1949). In 1962, Elizabeth, Charles, and the two youngest children house moved into the house. In 2010, Mark H. Prothro and his wife, Dianne, moved into the house, becoming the third generation of the Perkins-Prothro family to occupy the home. It was through their efforts that the Perkins-Prothro House was designated as a City of Wichita Falls landmark in 2013.

Joe and Lois Perkins made significant contributions to charitable causes throughout their lives and their legacy continues. As mentioned previously, the Joe and Lois Perkins Foundation is still in existence under the guidance of family and non-family members. To date, the foundation has benefitted over 575 organizations and institutions. Joe Perkins’s bequest to the foundation was restricted to only organizations in Texas. In 1967, family members, including Lois Perkins and Charles and Elizabeth Prothro, established the Perkins Prothro Foundation. This foundation contributes to both Texas and out-of-state organizations as a reflection of the interests of the third and fourth generations of the Perkins and Prothro families.<sup>26</sup>

### **Twentieth Century Residential Development in Wichita Falls**

As Wichita Falls grew, residential development began to appear south and west of the original townsite. An early 20<sup>th</sup>-century residential development popular with the white middle class was the Floral Heights neighborhood, located west of the commercial district and organized by J. A. (Joseph Alexander) Kemp. The development centered around Kemp’s home which he shared with his wife, Flora, for whom the development was named. It was primarily developed between the 1910s and 1920s and reflected the popular architectural styles of the era. Mr. Kemp was a prominent Wichita Falls businessman who had organized the J. A. Kemp Wholesale Grocery Company in 1890, and was president of the Wichita

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<sup>23</sup> *Fort Worth Star-Telegram*, May 9, 1950 and *Dallas Morning News*, May 9, 1950.

<sup>24</sup> *Dallas Morning News*, September 16, 1960.

<sup>25</sup> *Dallas Morning News*, September 20, 1960.

<sup>26</sup> Prothro, “The Lasting Legacy of Joe and Lois Perkins [and] Charles and Elizabeth Prothro through the Joe and Lois Perkins Foundation [and] Perkins Prothro Foundation.”

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Falls & Northwestern Railroad, among many other business interests. He was vice president and a major shareholder of the Texhoma Oil and Refining Company. In 1920, Kemp, along with Harry S. Baum and local architect Jessie F. Lauck, formed the Morningside Development Company which promoted the Morningside Park Addition. Whereas the Floral Heights Addition followed a grid pattern, the Morningside Park Addition included curvilinear streets, large yards, and a deep setback. An oval-shaped park was incorporated near the south end of the development and a pond was located on the east side. Deed restrictions specified that only single-family homes costing a minimum of \$10,000 would be built in the addition. All plans for houses, fences, and outbuildings had to be approved by the development company. Other design guidelines set the tone for the addition's cohesiveness and the quality of the homes that were constructed. Bungalow and Four-square-style houses as well as popular Period Revival designs were built. Architects who had commissions in the neighborhood included Sorey & Valberg of Oklahoma City, Voelker & Dixon of Wichita Falls, and David R. Williams of Dallas. Most of the early residents had connections to the petroleum industry. The Morningside Park Addition was listed in the National Register of Historic Places in 1985 as the major component of the Morningside Historic District. The district is significant for its association with the community planning and development of Wichita Falls in the boom period following the discovery of major oil fields nearby and for its collection of early 20<sup>th</sup>-century residential architecture.<sup>27</sup>

In 1920, the same year that the Morningside Development Company was formed, the Wichita Falls Chamber of Commerce hired city planner and landscape architect George Kessler of Kansas City, Missouri to create a master plan for the city based on land use. Because of the city's rapid growth, community leaders became concerned about its physical development and the likelihood that incompatible land uses would confront the growing residential sections. Kessler's plan addressed zoning issues with the intent of restricting some areas to residential use and others to industrial or commercial uses. Thought was given to a layout that incorporated wide boulevards and drives as well as parks. Although court challenges prevent the implementation of a city-wide zoning plan, several attractive residential areas were developed in the 1920s that took into consideration current trends in suburban development. The west side's Indian Heights adjoined the Floral Heights neighborhood and was developed in the highest elevated section of the city. Containing sixty acres with sixty building sites, its plan included wide boulevards, winding streets, a park, and a playground. Houses constructed in the addition could cost no less than \$7,500. Westmoreland Addition was developed north of Indian Heights and contained 640 acres. Its plan included large lots and streets lined with trees and ornamental streetlights. Its high elevation provided overviews of the river.<sup>28</sup>

### Country Club Estates

In 1925, W. B. Hamilton and N. H. Martin, both prominent businessmen and civic leaders (as well as associates of Joe Perkins), along with Paul L. Pearson, formed the Hamilton-Martin Investment Company with a capital stock of \$250,000. It was this company that developed Country Club Estates, a very restrictive subdivision of 660 acres on the south side of the city. The subdivision took its name from its proximity to the Wichita Falls Golf and Country Club which had been established in 1911. The services of Hare & Hare, a landscape architecture firm from Kansas City, Missouri, as well as those of J. J. Cook, a local civil engineer, were secured to design the addition. A plat for the addition was filed on June 14, 1926. It was bordered on the west and north by Speedway Avenue, on the east by Hamilton Boulevard, and on the south by Hampstead Lane. The plan was notable for its mix of rectilinear and curvilinear streets, the latter providing a varied streetscape in the absence of an undulating topography. Harrison Street, a north/south boulevard with esplanade, divided

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<sup>27</sup> "Morningside Historic District, Wichita Falls, Wichita County, Texas, National Register of Historic Places Registration Form, #85001122," available at <http://atlas.thc.state.tx.us> (accessed August 13, 2014); "Death Calls J.A. Kemp, 69, Wichita Falls," *Dallas Morning News*, November 17, 1930; Cheryl Caldwell Ferguson, *Highland Park and River Oaks: The Origins of Garden Suburban Community Planning in Texas*, 249-50. The National Register nomination and Ferguson's book did not identify the designer of the Morningside Park Addition.

<sup>28</sup> Jonnie R. Morgan, *The History of Wichita Falls*, ([Oklahoma City, Oklahoma:] Economy Print Company, c. 1931), 182-83.

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the eastern third of the north end of the addition from the western two-thirds. The latter portion featured a round-about with curving streets that radiated from it in a pinwheel fashion. Lot sizes varied from 60 feet to 260 feet wide and up to 650 feet deep. The lot size dictated the cost and size of a house that could be built on it. Minimum prices of homes were set at \$5,000, \$7,000, \$10,000, \$15,000, \$20,000, and \$30,000, depending on the size and location of the lot. No frame houses or wood shingles were allowed—a restriction said to keep fire insurance rates low. Exterior building materials were restricted to brick, stone, or stucco. The deed restrictions also dictated the setback and orientation for houses within their lots. Houses constructed in the subdivision reflected the popularity of the Period Revival styles in the late 1920s and 1930s.<sup>29</sup>

Much thought was given to the development's aesthetics. Marketed as a subdivision "Where Life is Worth Living," amenities included streets that were oriented in a north/south direction to avoid possible blinding exposures when driving east in the morning or west in the afternoon. The developers spent \$75,000 on landscaping that included lining the streets with shade trees. Land was set aside for parks and green spaces. Electrical and phone lines were placed underground. All property owners were subject to an annual maintenance fee that became part of an established fund dedicated to the upkeep of the community and included the purchase of streetlights.<sup>30</sup>

In addition to single family residences, the addition also became home to several institutions. Early in the subdivision's development, the Hamilton-Martin Investment Company donated a site on the north end to the Woman's Forum for the construction of a club building. The Woman's Forum had as its members many prominent women and the location of the building in this exclusive area seemed appropriate. The women's group also called on Hare & Hare to design the property's landscaping. The development company also gave land near the Woman's Forum for the Ben Franklin School. Fain Memorial Presbyterian Church was constructed c. 1948 in the vicinity of the school and the Woman's Forum.<sup>31</sup>

At the south end of Harrison Street's esplanade was a horseshoe-shaped parcel of land. From the esplanade, Harrison Street curved to the southwest to form the western border of the horseshoe. Curving to the southeast and forming the eastern border of the horseshoe was Hamilton Boulevard. Running vertically through the horseshoe was an irrigation canal. The northwest quadrant of the parcel was reserved for parkland (now known as Martin Plaza Park). The remainder of the parcel was divided into estate-sized tracts. Immediately south of the park was the largest tract, a 10.57-acre parcel that was fronted on the west by Harrison Street and bordered on the south by Hampstead Lane. The east property line bordered the irrigation canal and was just outside of the city limits. On December 30, 1927, the Hamilton-Martin Investment Company sold the 10.57-acre tract to Joe Perkins. Development of the property was subject to restrictions similar to those on the rest of the addition. The minimum cost of a house that could be constructed on the property was \$30,000. Its placement could be no closer than 150 feet from the north and west property lines. Restrictions were also placed on the location of detached garages and other outbuildings, making sure they were not prominently visible from the west property line. Only an approved ornamental iron fence could be constructed along Harrison Street and Hampstead Lane, and it had to be at least ten feet away from the street. The deed allowed for the subdivision of the southern three acres of the property provided that the parcels adhered to the 60-foot setback and the development's other standard restrictions. Fifteen thousand dollars was to be the minimum cost of any house constructed on those lots.<sup>32</sup> However, the three acres were never subdivided.

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<sup>29</sup> *Dallas Morning News*, June 17, 1925 and December 11, 1938; Morgan, *The History of Wichita Falls*, 181-82.

<sup>30</sup> Ferguson, *Highland Park and River Oaks: The Origins of Garden Suburban Community planning in Texas*, 251; Central Abstract Company, Wichita Falls, Texas, Abstract #346 for J. J. Perkins Property and Deed of Sale, Hamilton-Martin Investment Company to J. J. Perkins, December 30, 1927, Joe Perkins Papers, courtesy of Mark Prothro, Wichita Falls, Texas [hereafter cited as Perkins Papers].

<sup>31</sup> *Dallas Morning News*, April 26, 1926; Nancy Piepenberg, University of Missouri-Kansas City, email correspondence to Susan Allen Kline, July 18, 2011. Ferguson, *Highland Park and River Oaks: The Origins of Garden Suburban Community planning in Texas*, 255.

<sup>32</sup> Deed of Sale, Hamilton-Martin Investment Company to J.J. Perkins, Abstract #346 for J. J. Perkins Property.

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## Design and Construction of the Joe and Lois Perkins House

The Perkinses hired the architectural firm of Fooshee and Cheek to design their home in Country Club Estates. At one time, Fooshee and Cheek had an office in Wichita Falls, but at the time of the commission, the firm was located in Dallas. The firm's design for the approximately 7,000 square-foot, two-and-one-half-story house reflected the popular Tudor Revival style. It featured a steeply-pitched slate-covered roof, masonry and stucco and decorative half-timbering on the exterior, multiple-light metal casement windows (typically with leaded glass), and arcaded loggias. The design of the roof was complex, consisting of a large hipped roof over the main body of the house from which extended lower gabled- and hipped-roof bays. As was common with the style, the gabled bays overlapped, contributing to the house's irregular massing. All of these features gave the house a very picturesque quality.

The house that was built varied slightly from that shown on an early rendering of the front (north) elevation and extant elevation and floor plan drawings (see Figures 1, 2, and 6). The rendering included an arcaded integral porch at the northwest corner of the second story as well as differences in window arrangements and the number of dormers. The most substantial deviation from the surviving plans was the addition of another gabled bay on the rear (south) elevation. Originally there was to have been a deck on top of the kitchen wing that would have been accessed from the southwest bedroom on the second floor. As built, the space above the kitchen was enclosed and both stories of this wing became part of a gabled bay. The other changes on the south elevation included relocating the east dormer so that it intersected with the eastern gable and changing the roof of the dormer from a gable to a shed roof. The second story window immediately below this dormer was widened from a single casement to paired casements.

Fooshee and Cheek also designed a detached garage/servants quarters to which was attached a small greenhouse. As specified in the deed, the design of the garage/servants quarters was compatible to the design of the house. It featured a steeply pitched cross-gabled roof, a brick and stucco exterior and multiple-light casement windows. The arrangement of the garage was flipped from that which is shown on a surviving plan (see Figure 8).

The construction project for the house and the garage/servants quarters and attached greenhouse was put out to bid. Four general contractors from Wichita Falls and one from Dallas submitted bids. The Dallas firm A. J. Rife submitted the lowest bid at \$83,683. The other four bids ranged between a high of \$104,000 and a low of \$89,206.64.<sup>33</sup> On January 21, 1928, Joe Perkins entered into a contract with Rife for the construction of the two buildings at a cost of \$77,115, \$6568 less than the original bid. However, change orders such as the additional room over the kitchen, brought the cost of construction to more than \$86,000.<sup>34</sup>

The finest materials and workmanship went into the construction of the house and the garage/servants quarters. A mixture of imported red, pink, blue, green, beige, and gray slate shingles adorned the roofs. The polychrome red brick used to sheath the exterior of both buildings was Acme Brick Company's Malvern Special Blend Ruffs Shades, shipped via rail from Malvern, Arkansas and laid in a Flemish bond.<sup>35</sup> "Oklahoma natural field stone" was used for contrast on a gable end and for the first floor wall on the west end of the house. The exterior's half-timbering, verge boards, brackets, and turned pieces were to be constructed of cypress or redwood. Gutters were made of copper. Leaded glass was used in the multiple-light casement windows and French doors, some of it tinted in pale pastels. Ornamental plaster ceilings, using patterns from the Jacobson Company, were installed in the living and dining rooms and the entrance hall. Those same rooms had dark paneling made from American black walnut. The master bedroom had a master burglar switch that

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<sup>33</sup> Mark Prothro, compiler, "Residence & Garage Construction Estimate." Copy in author's possession.

<sup>34</sup> Agreement between Contractor and Owner for Construction of Building between A.J. Rife, contractor, and J.J. Perkins, January 28, 1928. Perkins Papers.

<sup>35</sup> Acme Brick Company, Acknowledgement of Order, January 5, 1928 and Invoice dated January 7, 1929, Perkins Papers. After discounts, the price for the brick was \$222.00.

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controlled lights on the first and second floors and in the garage. Another modern feature was an intercom system, connecting the phones in the kitchen, the second floor hall, and attic servants quarters.<sup>36</sup>

Work on the house continued through late 1928. Texas Mantel & Tile Company, Dallas, supplied and installed the tile in the four upstairs bathrooms, the downstairs lavatory, the kitchen (with the exception of the rubber tile floor), solarium, and breakfast room, in addition to items such as towel bars, paper holders, tumbler and tooth brush holders, and robe hooks in the bathrooms and the lavatory. The company also supplied medicine cabinets and the tile backs for the fireplaces. Margaret Owen, an interior decorator from New York City, was retained to furnish nearly every room in the house. She had recently completed the decoration of the Cline and Cullum houses, both in close proximity to the Perkins House. Fine quality items throughout the house ranged from the living room's seven-foot sofa covered in blue silk damask, numerous tables, arm and side chairs, and lamps (many of which were antique), to the pair of gold gauze curtains in the powder room, all originating in New York and filling an entire rail freight car. Owen's itemized bill, including shipping and handling fees, was nearly \$38,000. In addition, the cost of the three rugs she chose for the living and dining rooms and the entrance hall was \$11,500. Distinctive exterior lighting for the loggias as well as interior ceiling fixtures and wall sconces were produced by Edward F. Caldwell & Co., Inc., a New York firm that furnished lighting and other metal objects for clients such as the Rockefellers, the Carnegies, and the Roosevelts, and landmarks such as Grand Central Terminal, Radio City Music Hall, and the Waldorf-Astoria in New York. The company's itemized list of products for the Perkins House dated August 21, 1928 indicated that the order was to be rushed for delivery by December 25, 1928. The invoice for these items was over \$4,600. Some of the light fixtures were quite ornate, including small chandeliers with crystal prisms and swags.<sup>37</sup>

The house was sited to the north of the center of the property. It faced north, providing broad views toward the front yard and the city park just north of the parcel. Views to the south would look out onto the deep back yard. Hare & Hare, the same landscape architecture firm that designed Country Club Estates, was commissioned to landscape the 10.5 acre site. Prior to its purchase by Joe Perkins, the parcel was part of the Downey Nursery and contained a grove of pecan trees. A preliminary plan that was completed in July 1928 included the retention of the pecan grove. Proposed improvements included a driveway entrance off of Harrison Street near the northwest corner of the property. As the drive stretched eastward, it crossed a low stone bridge straddling a small, amorphous-shaped lake specially created for the site and located west of the pecan grove. After the bridge, the drive curved southward toward a small roundabout near the west end of the house and then proceeded eastward past the house's south elevation. It then curved southeast where it provided access to the garage and then ran south to the entrance off Hampstead Lane. Possibly dictated by existing trees on the site, the plan included informal groupings of trees and shrubs along the drives and perimeter of the property. It also included a formal rose and flower garden with a green mall leading toward the house's east portico. This garden was never executed. A planting plan and lists of plants to accompany the plan (the plan was undated; the lists are dated March 1929) included trees, evergreens, shrubs, and Japanese creeper vine. An extensive list of perennials included hollyhock, iris, peony, daylilies, chrysanthemum, lantana, feather bamboo, and pampa grass. The undated planting plan included a tennis court near the south property line that was not executed. Although not specified, the planting plan suggested that there would be some type of a gate or pylons at the two entrances to the drive. The finished product consisted of four square brick pylons

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<sup>36</sup> Fooshee & Cheek, Architects, Specifications for Mr. & Mrs. J. J. Perkins, Perkins Papers.

<sup>37</sup> City of Wichita Falls, City of Wichita Falls, Texas. Application for Landmark Nomination within the City of Wichita Falls for the Perkins-Prothro Home Located at 3301 Harrison. Prepared by Mark Prothro, 2013. Texas Mantel & Tile Company to Mr. J. J. Perkins, February 11, 1928; Contractor between A.J. Rife, contractor, and J.J. Perkins, January 28, 1928; Margaret Owen, summary list of furnishings, dated December 15, 1928, and detailed invoiced dated January 8, 1929; J. J. Perkins to Miss Margaret Owen, June 19, 1928; Edward F. Caldwell & Co., Inc., Order F96288, August 21, 1928 and Invoice for Order F96288, dated December 31, 1928. All of these items from Perkins Papers. See also Smithsonian Digital Library, "Lighting New York, 1895-1946: Edward F. Caldwell & Company," *Smithsonian Libraries Unbound* (<http://blog.library.si.edu/2009/02/lighting-new-york-18951946-edward-f-caldwell-company/#.VELQHPnF-So>), accessed October 18, 2014. The Smithsonian has a searchable database of the Edward F. Caldwell Collection (<http://www.sil.si.edu/DigitalCollections/Caldwell/>).



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at each entrance to the drive. Additionally, matching pylons were placed near the four corners of the property. An ornamental iron fence, created and installed by a company from Ohio, framed nearly the entire parcel.<sup>38</sup>

The Perkinses called upon local architect Ray Carl Arnhold (1892-1959) to design a small horse barn behind (or to the east) of the garage. As dictated by deed restrictions, Arnhold chose a design that was complementary to the Tudor Revival style of the house and garage. The one-and-one-half-story building measured approximately 25.5 feet wide by 20 feet deep. It had a side-gabled roof with a lower front gable on the west elevation. The exterior was sheathed with board and batten on the west and east elevations and stucco and half-timbering on the north and south elevations. Other decorative details included a cupola at the center of the roof's ridge, brackets under the eaves of the gables, a pendant at the junction of the front gable's verge boards, and an arcaded wing-wall with gate at the southwest corner. The interior had two horse stalls, a hall, and feed room.<sup>39</sup> On October 13, 1931, Joe Perkins entered into a contract with W. H. Costley to construct the barn for \$1,045. The contract specified that the barn was to be substantially completed by November 30, 1931.<sup>40</sup>

### Tudor Revival Residential Architecture

The Tudor Revival style is not a true representation of an architectural style from history. However, many of its features were influenced by design elements from England that came into use during the reign of the Tudor monarchs (Henry VII, Henry VIII, Edward VI, Mary, and Elizabeth I) from 1485-1603. During the Tudor Era, fortified castles were being replaced by manor houses with specialized rooms for domestic life. Exterior ornamentation included square-headed mullioned windows, half-timbering, steeply-pitched gables, and multiple chimneys. Elements of the style were also translated to vernacular houses with thatched or tiled roofs for yeomen farmers. These houses also commonly featured half-timbering. The revival of the style in England coincided with the Industrial Revolution and the reactionary Arts and Crafts Movement and its Picturesque emphasis on "such qualities as roughness, variation, and irregularity."<sup>41</sup>

In the United States, the style came into popularity in the late nineteenth and early twentieth centuries with the movement of the wealthy and the middle-class to the suburbs around major cities. Lee Goff noted in his book *Tudor Style: Tudor Revival Houses in America from 1890 to the Present* that as the country became more of a melting pot with the influx of immigrants, many Americans looked to the nation's English roots "to set themselves apart from the foreign-born by

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<sup>38</sup> Hare & Hare, Landscape Architects, City Planners, Kansas City, Missouri, Preliminary Plan for the Development of the Property of Mr. & Mrs. J. J. Perkins, Wichita Falls, Texas, July 1928, undated Planting Plan, and List of Plants to Accompany Planting Plan, March 1, 1929 and March 4, 1929 in Perkins Papers.

<sup>39</sup> Ray C. Arnhold, Architect, Horse Barn for Mr. & Mrs. J. J. Perkins, Wichita Falls, Texas, Perkins Papers. Ray Carl Arnhold was born on December 25, 1892 in St. Joseph, Missouri. He worked as a draftsman for Rudolph Myers in that city before becoming associated with Walter Bosdeau and then with the firm of Sieman & Arnhold before relocating to Wichita Falls. He was a member of the Fort Worth Chapter of the American Institute of Architects. He died on June 3, 1959. See *The AIA Historical Directory of American Architects*, s.v. "Arnold, Ray C(arl)," (ahd1001271), <http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/ahd1001271> (accessed October 6, 2014).

<sup>40</sup> "Agreement between Contractor and Owner for Construction of Buildings between W. H. Costley and J. J. Perkins, October 31, 1931, Perkins Papers. W. H. (Wade Hampton) Costley was born on November 14, 1882. In 1918, Costley entered into a partnership with Charles Hooe Reid to form a construction company, Reid & Costley, in Wichita Falls. Some of the buildings constructed by the firm included the Kemp-Culberston Building, an office building for the M. K. & T. Railroad, and a building for the American Railway Express, all in Wichita Falls. Costley died on May 9, 1944 in Port Arthur, Texas where he worked as a carpenter for the Lummus Company. See Davis and Grobe, eds, *The Encyclopedia of Texas*, Vol. 2, p. 562, 1922; digital images, (<http://texashistory.unt.edu/ark:/67531/methaph39129/>; accessed October 10, 2014), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting UNT Libraries, Denton, Texas. See also "Texas, Deaths, 1890-1976," index and images, *FamilySearch* (<https://familysearch.org/pal:MM9.1.1/KSBB-WLB>; accessed October 12, 2014, Wade Hampstead Costley, May 9, 1944; citing certificate number 23971, State Registrar Office, Austin; FHL microfilm 2137792.

<sup>41</sup> Lee Goff, *Tudor Style: Tudor Revival Houses in America from 1890 to the Present* (New York: Universe Publishing, 2002), 12-17.

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proclaiming their (assumed) Anglo-American purity through the architecture of their houses. The Tudor house represented stability—indeed, intimations of dynasty.”<sup>42</sup> The style reached the height of its popularity in the 1920s as the country’s business elites found that it “carried aristocratic associations” and its use of expensive materials such as slate, copper, and stone suggested wealth. Goff asserted that the “Tudor was so associated with economic achievement and conservative good taste that it was commonly known as ‘Stockbroker Tudor.’”<sup>43</sup> Yet elements of the style, particularly asymmetrical massing, masonry exteriors, steeply pitched gabled-roofs, decorative half-timbering, arcaded porticos, prominent chimneys, and multiple-light windows were easily transferred to the bungalow neighborhoods of the middle-class. What these architect-designed mansions and builder cottages across the country shared was an emphasis on combining these details in a picturesque manner.

In the Southwest, the Tudor Revival style gained favor in the 1920s and 1930s with many whose wealth was derived from the petroleum industry. In Enid, Oklahoma, H. H. Champlin, president of Champlin Refinery Company, and his wife, Ary, built a large Tudor Revival style house in that city in 1939 (NR 1993).<sup>44</sup> In Fort Worth, the Park Hill neighborhood (also designed by Hare and Hare), became home to several oil company executives who either built or purchased existing Tudor Revival style houses, some of which were designed by local architect Joseph R. Pelich.<sup>45</sup> Fooshee and Cheek, the same architects who designed the Perkins House, designed a Tudor Revival style house for oilman Edward Landreth and his wife, Adele, which was constructed in 1928 in Fort Worth’s Rivercrest neighborhood.<sup>46</sup> In Wichita Falls, the style was popular during the 1920s and 1930s and can be found in neighborhoods that developed during that era, including Country Club Estates. Yet none of the Wichita Falls homes match the size as well as the variety and picturesque combination of details exhibited in the Joe and Lois Perkins House.<sup>47</sup>

### Fooshee and Check, Architects

The architecture firm Fooshee and Cheek gained renown for their picturesque interpretations of Period Revival styles, particularly in the years between World War I and World War II. Over the years, they designed shopping centers, residences, schools, and commercial buildings. Although most of their commissions were in Dallas and its suburbs, their designs have been identified in Terrell, Fort Worth, and Wichita Falls.

Marion Fresenius Fooshee (1888-1956) was born in Weatherford, Texas and spent part of his childhood in Corpus Christi. Following the death of his father, he and his mother moved to Dallas where she operated a boarding house. Fooshee attended Bryan High School but did not go to college. In 1908, he obtained a position with architects Thomson and

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<sup>42</sup> *Ibid*, 26-27.

<sup>43</sup> *Ibid*, 28.

<sup>44</sup> Dianna Everett, “H. H. Champlin House, Enid, Garfield County, Oklahoma.” National Register of Historic Places Registration Form, #92001833. At one time, the Champlin Refinery Company was the largest fully integrated oil company under private ownership in the county. See Bobby Weaver, “Champlin Refinery Company,” *Encyclopedia of Oklahoma History and Culture*, <http://digital.library.okstate.edu/encyclopedia> (accessed October 1, 2014).

<sup>45</sup> *Tarrant County Historic Resources Survey: Phase III, Fort Worth’s Southside* (Fort Worth, Texas: Historic Preservation Council for Tarrant County, Texas, 1986), 107, 109, 110, and 119. Joseph Pelich’s Park Hill home for Roy and Gladys Westbrook was listed on the National Register of Historic Places in 2009.

<sup>46</sup> Carol Roark, *Fort Worth’s Legendary Landmarks* (Fort Worth, Texas: Texas Christian University Press, 1995), 154.

<sup>47</sup> A windshield survey of the Country Club Estates Addition did not reveal any houses that could match the Perkins House in terms of its scale and workmanship. Additional comparisons were made with Tudor Revival style houses highlighted in the National Register nomination for the Morningside Historic District as well as examples of the style identified in the publication “Touring Wichita Falls History: A Journey through Time.” Those houses are located in the Morningside National Historic District, West Floral Heights Historic District, and the Indian Heights neighborhood. See City of Wichita Falls, *Touring Wichita Falls History: A Journey through Time*, 2010 ([www.wichitafallstx.gov/documents/2/10/14/FINAL\\_BROCHURE\\_COPY.PFD](http://www.wichitafallstx.gov/documents/2/10/14/FINAL_BROCHURE_COPY.PFD)) accessed May 1, 2014 and “Morningside Historic District, Wichita Falls, Wichita County, Texas, National Register of Historic Places Registration Form, #85001122.”

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Harrison and in 1912 was working with H. B. Thomson who at the time was designing houses for wealthy clients. Among the houses identified as the work of Thomson and Fooshee is the George Pattulo House at 5520 Swiss Avenue, Dallas, a Georgian Revival style house constructed in 1914, and 4908 Lakeside Drive, Highland Park, a Classical Revival style house constructed in 1915. During World War I, Fooshee entered officers training at Leon Springs, then enlisted in the navy and was stationed at San Pedro, California. After the war ended, he continued his service with the government at the Bethlehem Ship Yards in San Francisco where his architectural skills were used “for the government cost and inspection department.” Fooshee was discharged from the navy in early 1918 and returned to Dallas.<sup>48</sup>

James Bruce Cheek (1895-1970) was born in Hillsboro, Texas. When he was five, his family moved to Dallas where he remained most of his life. He attended the University of Texas but withdrew to serve in the navy during World War I. Following the war, he began an apprenticeship with H. B. Thomson and is said to have played a major role in some of Thomson’s best works during this period. It was during his time with Thomson that Cheek met Marion F. Fooshee.<sup>49</sup>

There is conflicting information regarding when Fooshee and Cheek began their association. One source states that their partnership began around 1920 which corresponds to Cheek’s apprenticeship with Thomson. The same source states that the pair practiced in Wichita Falls for a time but was back in Dallas by 1925.<sup>50</sup> Another source published in 1922 states that their partnership started in 1918 and that in 1920, Fooshee was named “architect for the Dallas Park Board, designing all improvements of parks and other buildings for the Park Board.” At the time of this source’s publication, the pair’s offices were at 504 Dallas County Bank Building.<sup>51</sup> If the pair practiced in Wichita Falls, it was likely a brief stint.<sup>52</sup> By 1925 they had an office in downtown Dallas at 1901½ Harwood Street. There, they worked together on large projects but also did projects individually.

Fooshee and Cheek designed homes for middle-class and wealthy clients in the Dallas area. One architectural historian labeled the pair as the city’s “premier interpreter of the Spanish Colonial sensibility.”<sup>53</sup> Two Highland Park examples of the style were designed for W. G. Sterrett and W. G. Sterrett, Jr. at 4200 Beverly Drive (1916) and 4208 Beverly Drive (1921), respectively. However, the firm was adept at designing houses in other architectural styles. Additional residential commissions in the Park Cities included 3712 Alice Circle, (French Eclectic, 1925), the David Harold “Dry Hole” Byrd House, 6909 Vassar Drive (1933), Owen F. Carter House, 3505 Drexel Drive (Tudor Revival, 1926), and luxury duplexes in the 4400 and 4500 blocks of Westway (Spanish Eclectic, 1930s). Interestingly, Fooshee and Cheek designed a large Neoclassical house for A. J. Rife at 4400 Belfort Avenue in 1937-38 (Rife was the contractor who built the Perkins House in Wichita Falls).<sup>54</sup> In 1922, Fooshee and Cheek designed the Dallas Morning News’ “House Beautiful” in the Perry Heights neighborhood, choosing the Tudor Revival style for it (or “English school” as described in the newspaper).<sup>55</sup>

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<sup>48</sup> Duncan T. Fulton, III, “Fooshee, Marion Fresenius,” *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/ffo39> accessed May 26, 2014), Uploaded on June 12, 2010. Published by the Texas State Historical Association; Ellis Arthur Davis and Edwin H. Grobe, editors, *The Encyclopedia of Texas*, Volume 1, 1922, p. 311 (<http://texashistory.unt.edu/ark:/67531/metaph41244/>: accessed August 17, 2014, University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting UNT Libraries, Denton, Texas; Jay C. Henry, *Architecture in Texas, 1895-1945* (Austin: University of Texas Press, 1993), 246 and Larry Paul Fuller, ed., *The American Institute of Architects Guide to Dallas Architecture with Regional Highlights* ([New York]: McGraw Hill Construction Information Group, 1999), 119.

<sup>49</sup> Duncan T. Fulton, III, “Cheek, James Bruce,” *Handbook of Texas Online* (<http://www.tshaonline.org/handbook/online/articles/fchvs> accessed May 26, 2014), Uploaded on June 12, 2010. Published by the Texas State Historical Association.

<sup>50</sup> See Fulton’s individual biographies of Cheek and Fooshee in *Handbook of Texas Online*.

<sup>51</sup> Davis and Grobe, editors, *The Encyclopedia of Texas*, Volume 1, 1922, p. 311.

<sup>52</sup> See Fulton’s “Cheek” and “Fooshee” in *Handbook of Texas Online*.

<sup>53</sup> Henry, *Architecture in Texas, 1895-1945*, 259.

<sup>54</sup> Fuller, *The American Institute of Architects Guide to Dallas Architecture with Regional Highlights*, 120, 124; Ann Keen, “Chandler-Rife House, 4400 Belfort Avenue,” *Preservation Dallas 2014 Fall Architectural Tour* [draft].

<sup>55</sup> *Dallas Morning News*, July 23, 1922.

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Fooshee and Cheek also had commissions in Preston Hollow, a suburb located in north Dallas. They included a Colonial Revival style house for Herbert and Lucille Otis at 9300 Alva Court, a Tudor Revival style house for Tavenner and June Lupton, 9323 Preston Road, and a Spanish Colonial style house at 5121 Park Lane for Henry and Eva Potter.<sup>56</sup>

Residential commissions outside of Dallas included the previously mentioned Edward and Adele Landreth House in Fort Worth. This large Tudor Revival style house featured polychrome sandstone, brick, and stucco and half-timbering on the symmetrically arranged exterior. In 1927, Fooshee and Cheek designed a very large Mediterranean Revival style house for Landon H. Cullum at 3104 Hamilton Boulevard in Wichita Falls, directly east of the Perkin House. The firm designed the Walter P. and Meck Allen House in Terrell in the Tudor Revival style (1928, Recorded Texas Historic Landmark, 2004).<sup>57</sup>

The work Fooshee and Cheek is best known for is Highland Park Village, the country's first self-contained shopping center in Highland Park. Constructed between 1931 and 1954, the shopping center is a picturesque complex of one-and two-story commercial buildings constructed in the Spanish Colonial Revival style. The buildings are notable for their stucco walls, red tile roofs, cast stone and tile friezes, and other decorative details such as arches, balconies, and columns. The plan of the shopping center was also notable in that the buildings did not face out to the adjacent streets but instead looked inward with parking provided in front of the buildings. Non-residential work included a Spanish Colonial-style gazebo in Flippen Park (1929) and the Dallas Aquarium at Fair Park (Moderne style, with Hal Thomson and Flint and Broad, 1936).<sup>58</sup> During and after World War II, their commercial designs often reflected a Moderne influence. This can be seen in their design for the Crown Machine Works in Fort Worth (1943), the Padgett Printing Company (1951), and the transmitter station for WFAA-TV (1955), both in Dallas.<sup>59</sup>

### A.J. Rife Construction Company

The A. J. Rife Construction Company of Dallas was founded in 1920 by its namesake, A. J. (Arthur Jackson) Rife. The firm was responsible for the construction of many prominent works in the Dallas area but buildings such as the Perkins House attest to the company's propensity to accept projects elsewhere in the state. Rife was born on November 28, 1887 in Lytton Springs, Caldwell County, Texas. He attended Texas A&M College and entered the engineering field immediately following his graduation in 1909. In World War I, he obtained the rank of major and commanded the 312<sup>th</sup> Regiment of Engineers of the Eighty-Seventh Division. After the war, Rife remained a major in the reserves. Following his move to Dallas, he founded the A. J. Rife Construction Company. He retired in the late 1950s and died on December 6, 1972.<sup>60</sup>

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<sup>56</sup> Fuller, *The American Institute of Architects Guide to Dallas Architecture with Regional Highlights*, 124; Peter Flagg Maxson, "Preston Hollow," *Legacies: A History Journal for Dallas and North Central Texas* 14 (Number 2, Fall 2002): 28 (<http://texashistory.unt.edu/ark:/67531/metaph35097/>; accessed August 16, 2014), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Dallas Historical Society, Dallas, Texas.

<sup>57</sup> Ferguson, *Highland Park and River Oaks: The Origins of Garden Suburban Community Planning in Texas*, 252. Collum was a wealthy oilman (and business colleague of Joe Perkins), one who chose a house style that was not Tudor Revival. Information on the Allen House can be found in the Texas Historical Commission's Atlas (available at <http://atlas.thc.state.tx.us>).

<sup>58</sup> Fuller, *The American Institute of Architects Guide to Dallas Architecture with Regional Highlights*, 55, 124, 125; Henry, *Architecture in Texas, 1895-1945*, 188-89.

<sup>59</sup> Tarrant County Historic Resources Survey, *Fort Worth: Near North Side and West Side, Westover Hills* (Fort Worth, Texas: Historic Preservation Council for Tarrant County, Texas, 1988), 157; *Dallas Morning News*, June 17, 1951 and April 17, 1955.

<sup>60</sup> *Dallas Morning News*, May 20, 1929, February 24, 1930 and December 8, 1972; "Texas Deaths, 1890-1976," index and images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/K3ZL-NM9>; accessed August 13, 2014; citing certificate number 89651, State Registrar Office, Austin, FHL microfilm 2242195).

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The A. J. Rife Construction Company's projects in Dallas and its suburbs included Sunset High School (1924), Fair Park Auditorium (1925), the Good Shepherd Home in Oak Cliff, Buick Motor Company Building (1929), the Oak Cliff Medical and Dental Building (1929, NR 2000), the pumping plant building at Buchman Dam (1929), Moorland YMCA, the chapel at Buckner Orphans' Home, Church of the Incarnate Word, the Highland Park Methodist Church building campaign, including the Cox Memorial Chapel (completed in 1951), the 426-unit Rhoads Terrace public housing complex (1953), and the transmitter station for WFAA-TV (1955) designed by Fooshee and Cheek.<sup>61</sup> Projects outside of Dallas included the remodeling of the Collin County Courthouse, and the construction of the San Antonio Casket Company Building, and J. C. Hardy Dining Hall, Belton Hall, and Presser Music Hall, all at Baylor University (c. 1929-30). Other projects included post offices in Midland (1930) and Brownsville (1931) and a large training center at Camp Barkeley in Abilene (1941).<sup>62</sup> At least one other building in Wichita Falls was also constructed by the company. The W. D. Cline House, designed by Jesse F. Lauck and Voelcker-Dixon of Wichita Falls, was constructed around the same time as the Perkins House. The Cline House, a large Neo-Classical style home whose design was obviously inspired by the White House, is located at 3100 Hamilton Boulevard on a four-acre site northeast of the Perkins House.<sup>63</sup>

### Hare & Hare, Landscape Architects

The landscape architecture firm Hare & Hare was founded in 1910 by Sidney Hare and his son, S. Herbert Hare. Sidney J. Hare (1860-1938) was a native of Kentucky. Although he had no formal training in landscape design, his high school studies included civil engineering and survey, and horticulture. This background, along with the opportunity to observe George Kessler's work in Kansas City, led to an interest in landscape architecture. As the superintendent of Forest Hill Cemetery in Kansas City, he gained national acclaim for his thoughts on the design and aesthetics of cemeteries. In 1902, he established his own landscape architecture firm in Kansas City. Following training at Harvard University's School of Architecture, his son, S. Herbert Hare (1888-1960), joined his practice. The elder Hare specialized in park and cemetery projects and the younger Hare concentrated on community planning, including the design of subdivisions, and city and park master plans. S. Herbert Hare retained "Hare & Hare" as the firm's name after the death of Sydney Hare in 1938. Following S. Herbert Hare's death in 1960, the firm of Hare & Hare remained in existence for another 20 years. A successor firm, Ochsner, Hare & Hare, was formed in 1980 and is still in existence in Kansas City, Missouri.<sup>64</sup>

Although the firm was based in Kansas City, Missouri, they had commissions across the country. By 1928, they had completed projects in 28 states.<sup>65</sup> They had hundreds of commissions in Texas with extensive work in Dallas, Fort Worth, and Houston. Projects ranged from individual residences, residential and commercial subdivisions, schools, parks, institutions, and park and city master plans. Hare & Hare's Wichita Falls projects spanned five decades and included Rivercrest Park Addition (1920s and 1959), Country Club Estates (1920s-1950s), Woman's Forum (1927), Benjamin Franklin School (1927), Ernest R. Fain residence (1929), Bridwell Park (1945), Kell Field (1947), Country Club Estates-Store Center & Apartment Sites (1948, 1950), Civic Center (1948), Sikes Estate (1956), Fountain Park subdivision

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<sup>61</sup> *Dallas Morning News*, June 5, 1924, October 11, 1925, May 20, 1929, February 24, 1930, April 17, 1955, and August 24, 1956.

<sup>62</sup> *Dallas Morning News*, May 20, 1929, February 24, 1930, October 6, 1930, September 21, 1931, August 5, 1941, April 29, 1951, April 22, 1952, April 26, 1953; "Historic Collin County Courthouse," McKinney, Texas Official Website, (<http://www.mckinneytexas.org/index.aspx?NID=595&PREVIEW=YES>) accessed August 12, 2014;

<sup>63</sup> *Dallas Morning News*, May 20, 1929 and City of Wichita Falls, Texas, *Touring Wichita Falls History: A Journey through Time*, 2010 ([www.wichitafallstx.gov/documents/2/10/14/FINAL\\_BROCHURE\\_COPY.PFD](http://www.wichitafallstx.gov/documents/2/10/14/FINAL_BROCHURE_COPY.PFD)) accessed May 1, 2014. The Cline House (referred to as the Cline-Bridwell House) was designated as a City of Wichita Falls Landmark in 2000.

<sup>64</sup> Cydney Millstein, "Hare, Sidney J.," "Hare, S. Herbert," and "Hare and Hare," *Pioneers of American Landscape Design*, edited by Charles A. Birnbaum and Lisa E. Crowder (Washington, DC: U.S. Department of the Interior, National Park Service, Cultural Resources, 1993), 60-61. S. Herbert Hare was one of the first students in Harvard's master's of landscape architecture program under the direction of Fredrick Law Olmsted, Jr. He completed the course work but did not earn the degree because he lacked the prerequisite courses. See Millstein, "Hare, S. Herbert," 60.

<sup>65</sup> Millstein, "Hare and Hare," 61.

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(1960s-1978), Sikes Shopping Center (1964-65), Sikes Lakeside Estates (1964-66), and Fountain Park Medical & Commercial Center (1966-67).<sup>66</sup> Whether all of these commissions were executed has not been determined. Hare & Hare's Texas works listed on the National Register of Historic Places or designated as a National Historic Landmark include the Wolflin Historic District, Amarillo (NR 1992), Dallas' Dealey Plaza (NHL 1993), the Fort Worth Botanic Garden (NR 2009), and the Oakhurst Historic District, Fort Worth, (NR 2010).<sup>67</sup>

### **Historic Significance of the Perkins House**

The Perkins House is being nominated to the National Register of Historic Places under Criterion B at the state level of significance under Social History for its association with Joe and Lois Perkins, two people whose philanthropy had a profound impact on religious, educational, and social institutions in Texas, many of which were related to the Methodist Church. Institutions that benefitted from their generosity included Southern Methodist University in Dallas, Southwestern University in Georgetown, and the Methodist Orphans Home (now known as the Methodist Children's Home) in Waco. A sampling of institutions in their hometown of Wichita Falls which received monetary gifts included the Boys Club, the Boy Scouts, Wichita Falls General Hospital, and the First Methodist Church. During their lifetimes, the Joe and Lois Perkins Foundation gave grants to numerous organizations and continues to do so today. The period of significance is from 1928 to 1960. The years correspond with the construction of the house to the last year that it was occupied by Joe and Lois Perkins.

### **Architectural Significance of the Perkins House**

The Joe and Lois Perkins House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. Its immense size and the quality and variety of its design and craftsmanship, both on the exterior and the interior, make it an excellent and unmatched local example of the Tudor Revival style. Exterior details that are characteristic of the style include its steeply pitched slate-covered roof with overlapping gables, a material palette of brick, stone, stucco and decorative half-timbering, and cast stone ornamentation; multiple-light windows, and arched entrances. Interior details evocative of the style include ornamental plastered ceilings, wood paneled walls, and arched entrances and doors. Other notable original interior features include tile and wood floors, ceiling fixtures and wall sconces, bathroom fixtures, and many original furnishings. The house was designed by the prominent Dallas architecture firm Fooshee and Cheek. By the time of this commission, the firm had gained a reputation for their Period Revival style residences in middle class neighborhoods and for wealthy clients in Dallas and its suburbs. The Perkins House was constructed in 1928 by A. J. Rife, also of Dallas. Although the house is sited within a landscape designed by the nationally known landscape architecture firm Hare & Hare, the property is not being nominated for the significance of its landscape because the landscape plan was not fully implemented.

The historic and architectural significance of the Joe and Lois Perkins House was acknowledged when it was designated as a City of Wichita Falls Landmark in 2013. The inclusion of the house in the National Register of Historic Places will further acknowledge the significant contributions the Perkinses made to educational, social, and religious institutions in Texas and the significance for their house in Wichita Falls' architectural history.

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<sup>66</sup> Nancy Piepenberg, University of Missouri-Kansas City, email correspondence to Susan Allen Kline, July 18, 2011.

<sup>67</sup> Dealey Plaza was designated as a National Historic Landmark for its association with the assassination of President John F. Kennedy on November 22, 1963, not for its significance as a designed landscape. The earliest portion of the Oakhurst Addition was laid out in 1924 and was not the work of Hare & Hare. Subsequent additions to "old" Oakhurst and the West Oakhurst Addition were designed by the firm.

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### **Verbal Boundary Description**

The following is the legal description for the property conveyed to J. J. Perkins on December 30, 1927.

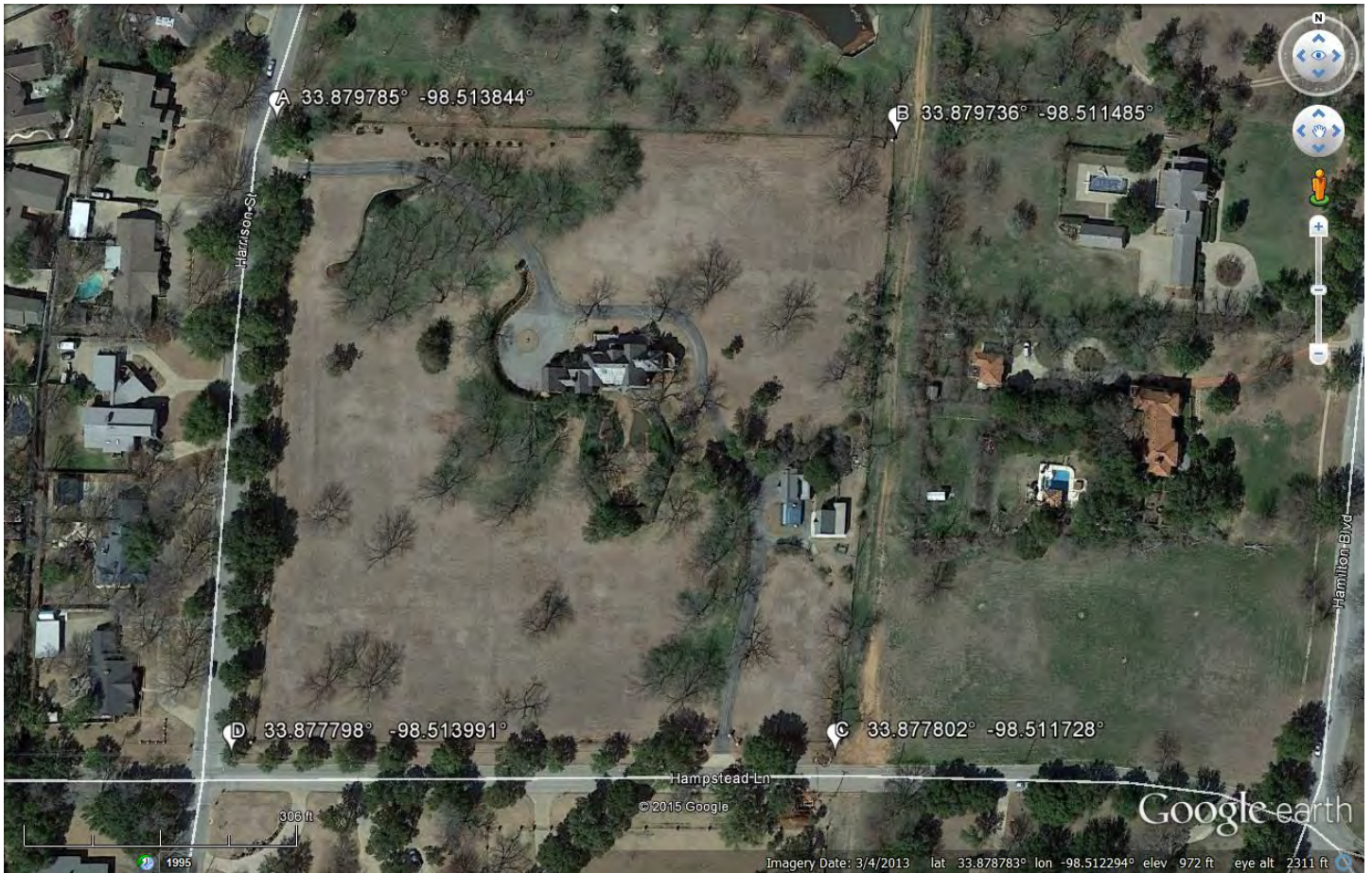
Beginning at a stake for Southeast corner of this tract, which bears North Seventeen (17) degrees, forty-seven (47) minutes East Two Hundred Seven (207) feet from an iron pipe marking the Southwest corner of Block No. Nine (9) out of Irrigation Subdivision of J. A. Scott Survey No. Nine (9); Thence North Eighty-nine (89) degrees, Fifty-seven (57) minutes West Six Hundred Seventy-one and Six Tenths (671.6) feet to an iron pipe; Thence Northeasterly along a curved line to the left, whose radius is Eighteen Hundred and Three (1803) feet, a distance of One Hundred and Ninety-nine (199) feet to an iron pipe at the end of said curved line; the bearing of the long cord of said curved being North Five (5) degrees, naught one (01) minutes East; Thence North One (1) degree, Fifty-one (51) minutes East Three Hundred Fifty-three (353.5) and Five-Tenths feet to an iron pipe at the beginning of the curved line to the right whose radius is Eleven Hundred and Six (1106) feet; Thence following said curve to the right in a Northeasterly direction, a distance of One Hundred and Forty-five (145.5) and Five-tenths feet to an iron pipe, marking the Southwest corner of a Ten (10) acres park; the bearing of the long cord of said curved line being North Five (5) degrees Fifty-nine (59) minutes East; Thence South Eighty-six (86) degrees, Fifty-six (56) minutes East along the Southern boundary line of said Ten (10) acre park, a distance of Six Hundred and Eighty-seven (687.8) and eight-tenths feet to an iron pipe Thirty (30) feet West of Irrigation Canal; Thence South Five (5) degrees Thirteen (13) minutes West parallel with, and Thirty (30) feet west of said Irrigation Canal, a distance of Six Hundred and Sixty (660) feet to the place of beginning and containing Ten and Fifty-seven Hundredths (10.57) acres of land, being One and Thirty-six Hundredths (1.36) acres out of the J. A. Scott Survey, Number Nine, Abstract Number Three Hundred and Five (305); Nine and Twenty-one Hundredths (9.21) acres out of the A. Criswell Survey, Abstract Number Three Hundred and Forty-six (346).

### **Boundary Justification**

This is all of the property historically associated with the nominated property.

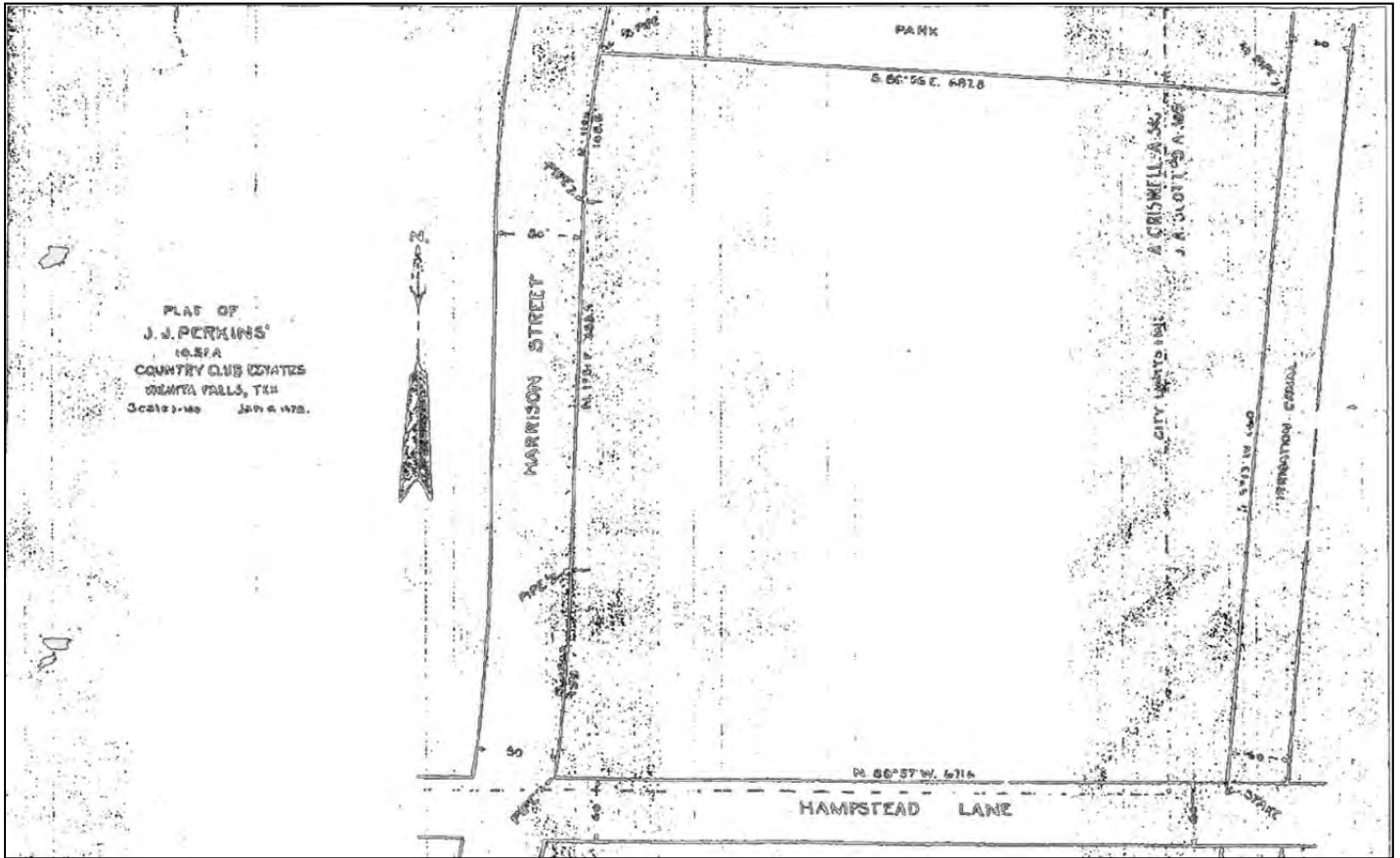
Perkins House, Wichita Falls, Wichita County, Texas

Map 1: Joe and Lois Perkins House, 3301 Harrison Avenue, Wichita Falls, TX.  
Google Earth, accessed April 17, 2015



Perkins House, Wichita Falls, Wichita County, Texas

Map 2: Plat of J. J. Perkins property, dated January 26, 1928 (colors in this image inverted from original).



Perkins House, Wichita Falls, Wichita County, Texas

Map 3: Contributing and Non-contributing resources.



N↑

Contributing and Non-contributing Resources

Name of Resource	Date	Type	Status	Map Key
Joe & Lois Perkins House	1928	Building	Contributing	A
Garage/Servants Quarters & Greenhouse	1928	Building	Contributing	B
Horse Barn	1931	Building	Contributing	C
Pond	1928-29	Structure	Contributing	D
Bridge	1928-29	Structure	Contributing	E
Pylons at entrances to drive	1928-29	Objects (8)	Contributing	F 1-8
Corner pylons	1928-29	Objects (4)	Contributing	G 1-4
Ornamental iron fence	1928-29	Object	Contributing	H
Sculpture <i>AiraBelle</i>	2009	Object	Non-contributing	I

Perkins House, Wichita Falls, Wichita County, Texas

Map 4: Photo key.



Perkins House, Wichita Falls, Wichita County, Texas

Figure 1: Early rendering of the Joe and Lois Perkins House, Wichita Falls, Texas. The executed design varied slightly from what is represented in this rendering. The integral porch on the right (west) side of the second story became the location of dressing and bathrooms for two bedrooms. Other changes included the arrangement of some windows and the number of attic dormers. *Courtesy Mark and Dianne Prothro.*

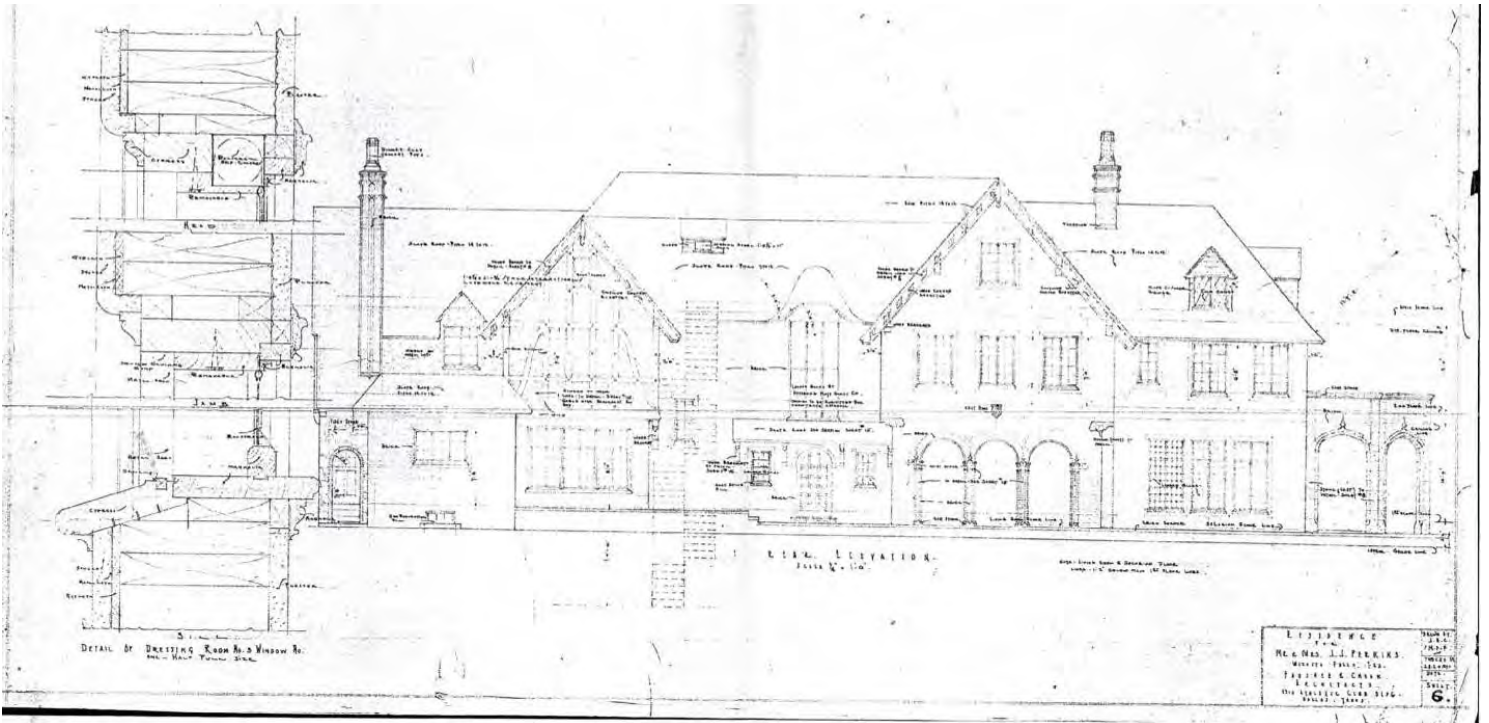


Figure 2: Joe and Lois Perkins House, east elevation (upper left, labeled south elevation on the drawing), west elevation (upper right, labeled north elevation on the drawing), and north/front elevation (bottom). Foeshee and Cheek, architects. *Courtesy Mark and Dianne Prothro.*



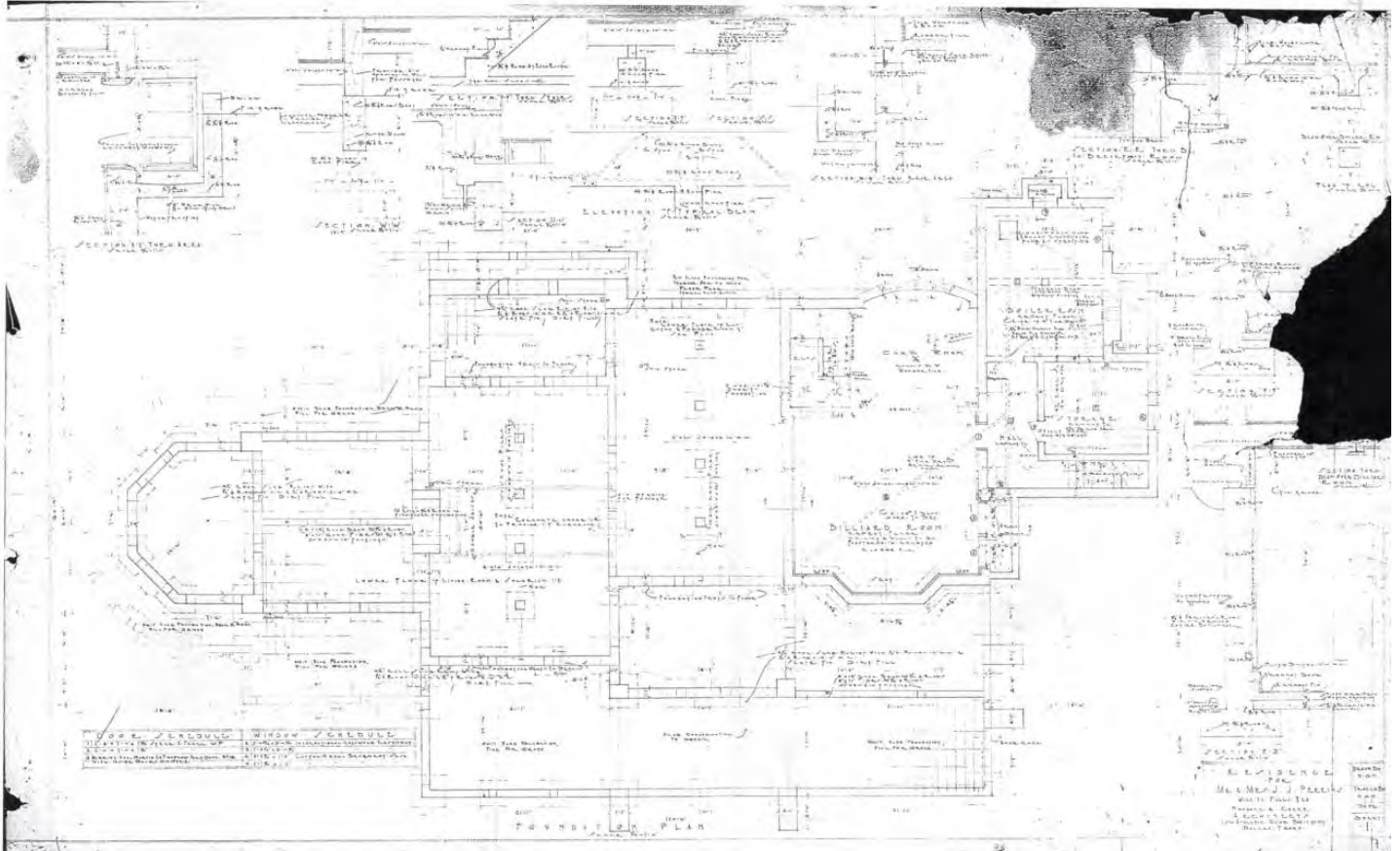
Perkins House, Wichita Falls, Wichita County, Texas

Figure 3: Joe and Lois Perkins House, rear (south) elevation. Fooshee and Cheek, architects. The final design of this elevation was slightly modified with the addition of a second story above the kitchen wing (the one-story projection beneath the left, or west, chimney), adding another gabled bay on the rear of the house. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

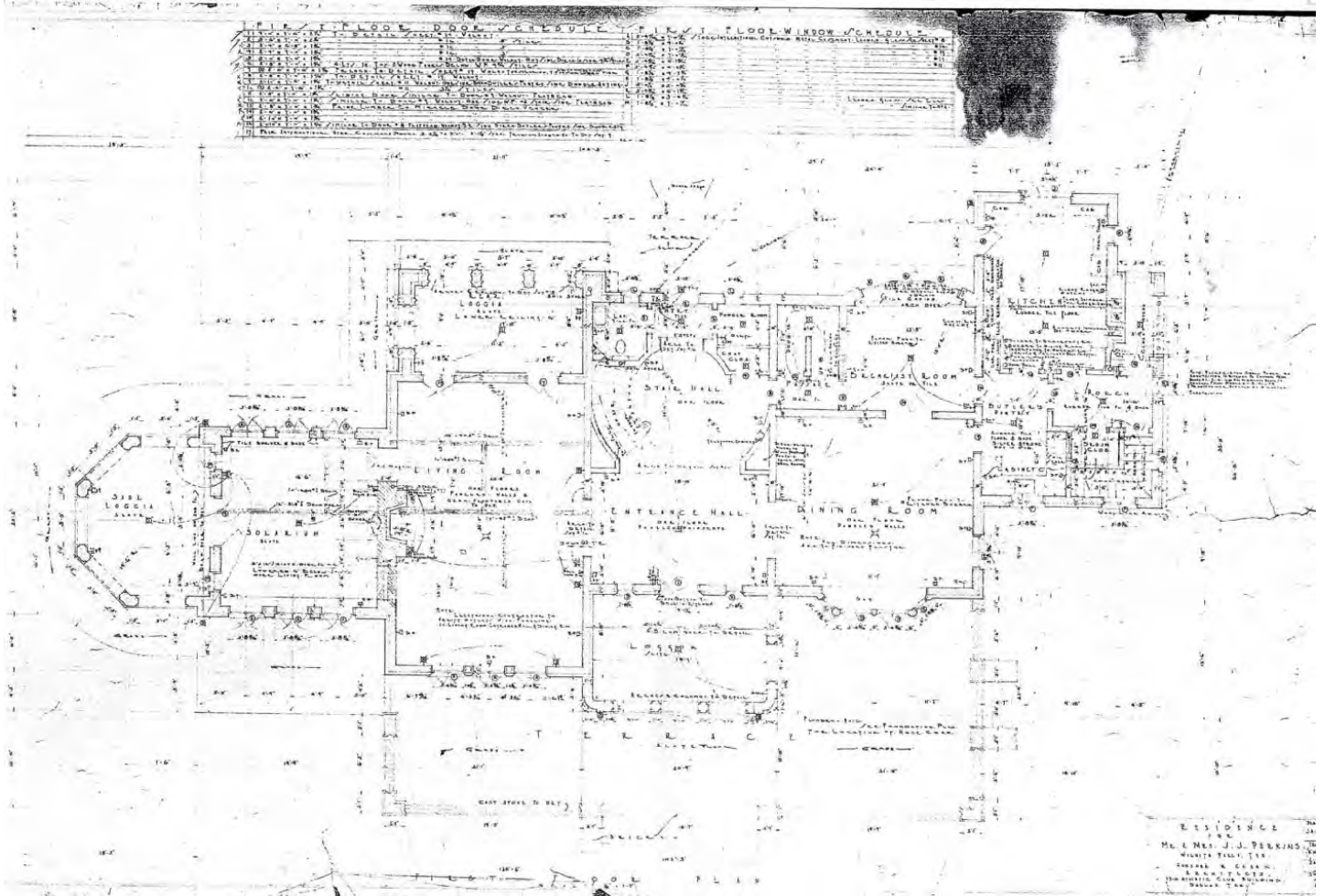
Figure 4: Joe and Lois Perkins House, foundation and basement. Fooshee and Cheek, architects. *Courtesy Mark and Dianne Prothro.*





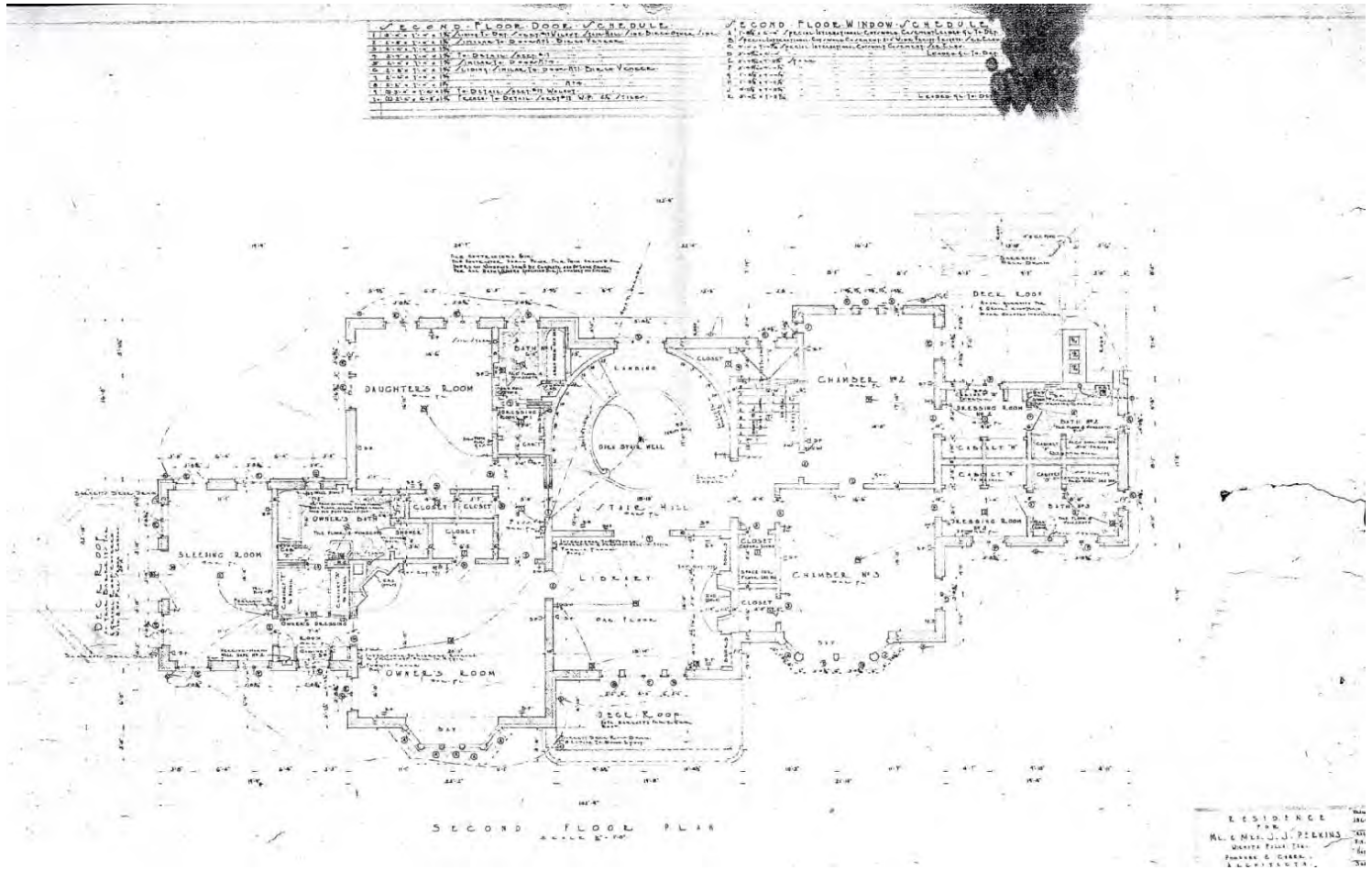
Perkins House, Wichita Falls, Wichita County, Texas

Figure 5: Joe and Lois Perkins House, first floor. Fooshee and Cheek, architects. *Courtesy Mark and Dianne Prothro.*



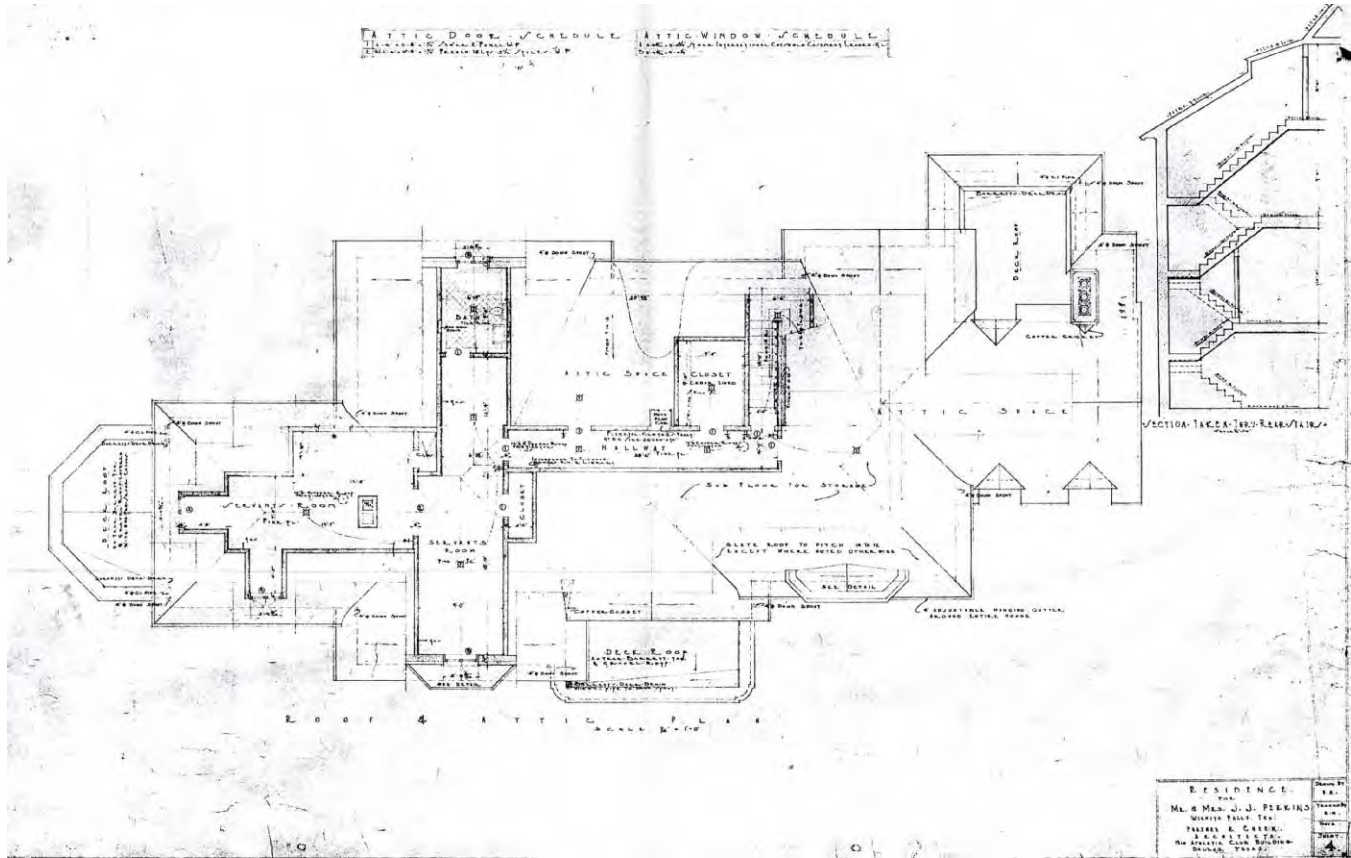
Perkins House, Wichita Falls, Wichita County, Texas

Figure 6: Joe and Lois Perkins House, second floor. Fooshee and Cheek, architects. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

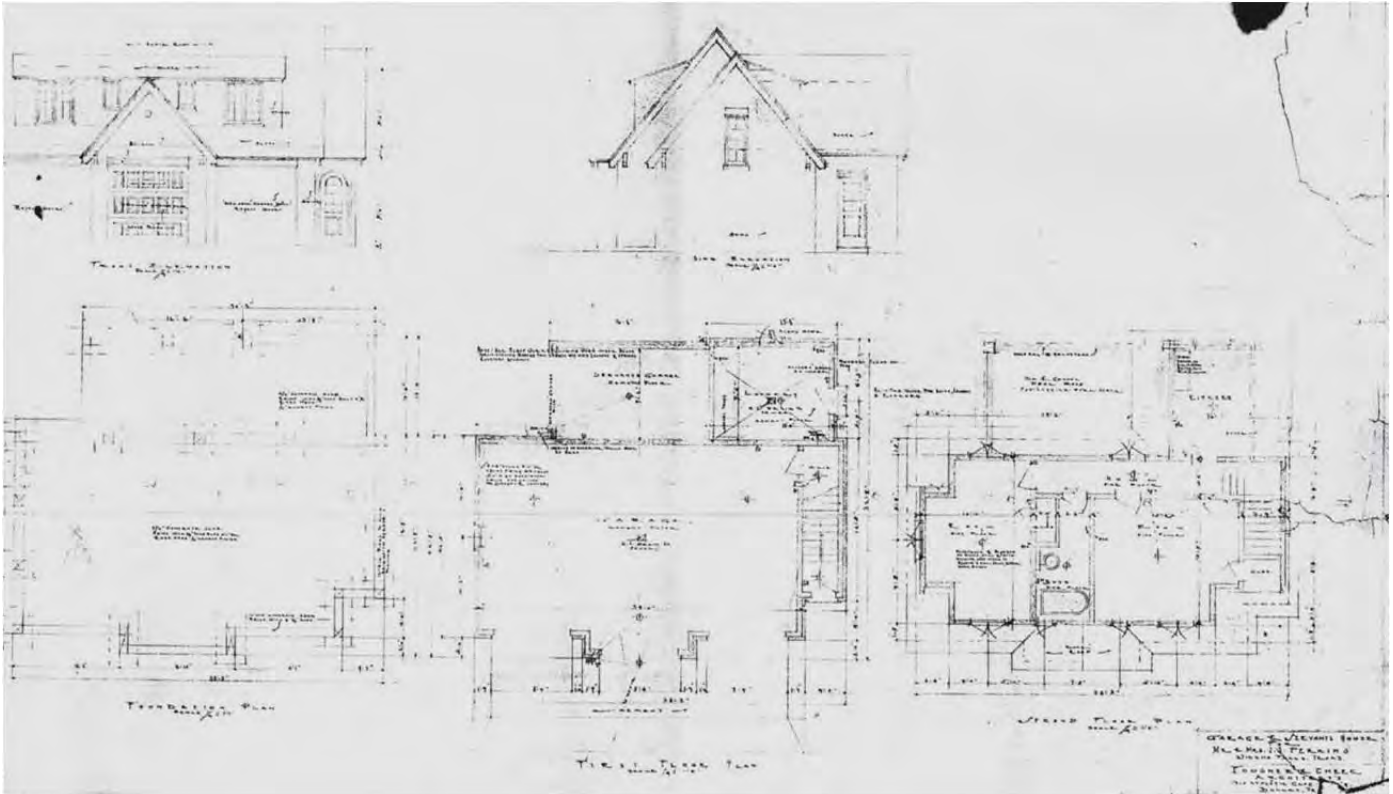
Figure 7: Joe and Lois Perkins House, attic and roof. Fooshee and Cheek, architects. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

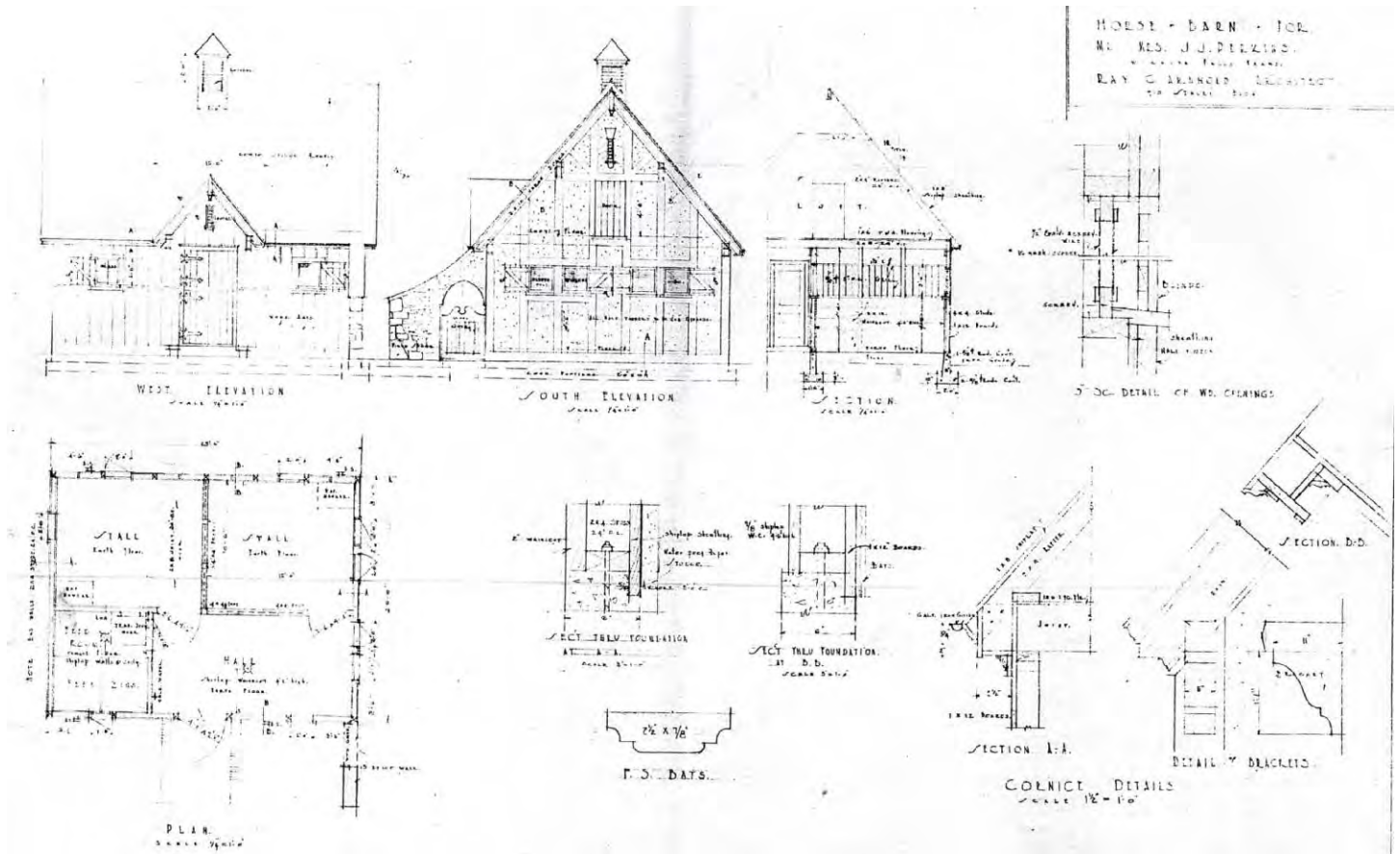
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Figure 8: Joe and Lois Perkins House, Garage/Servants Quarters, 1928 (the building that was constructed is a mirror image of these plans). Fooshee and Cheek, architects. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

Figure 9: Joe and Lois Perkins House, Horse Barn, 1931. Ray C. Arnhold, architect. Courtesy Mark and Dianne Prothro.



Perkins House, Wichita Falls, Wichita County, Texas

Figure 10: New garage, west elevation, Bundy, Young, Sims & Potter, Inc. architects, 1998. *Courtesy Mark and Dianne Prothro.*

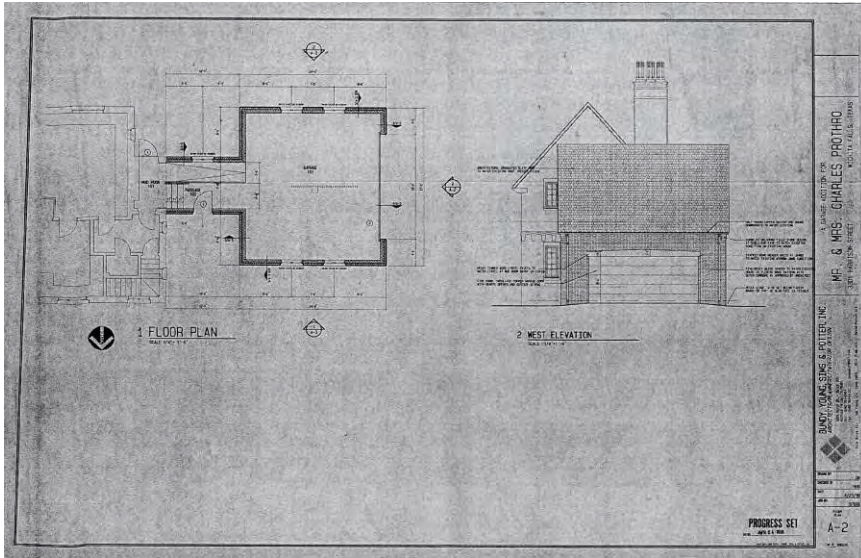
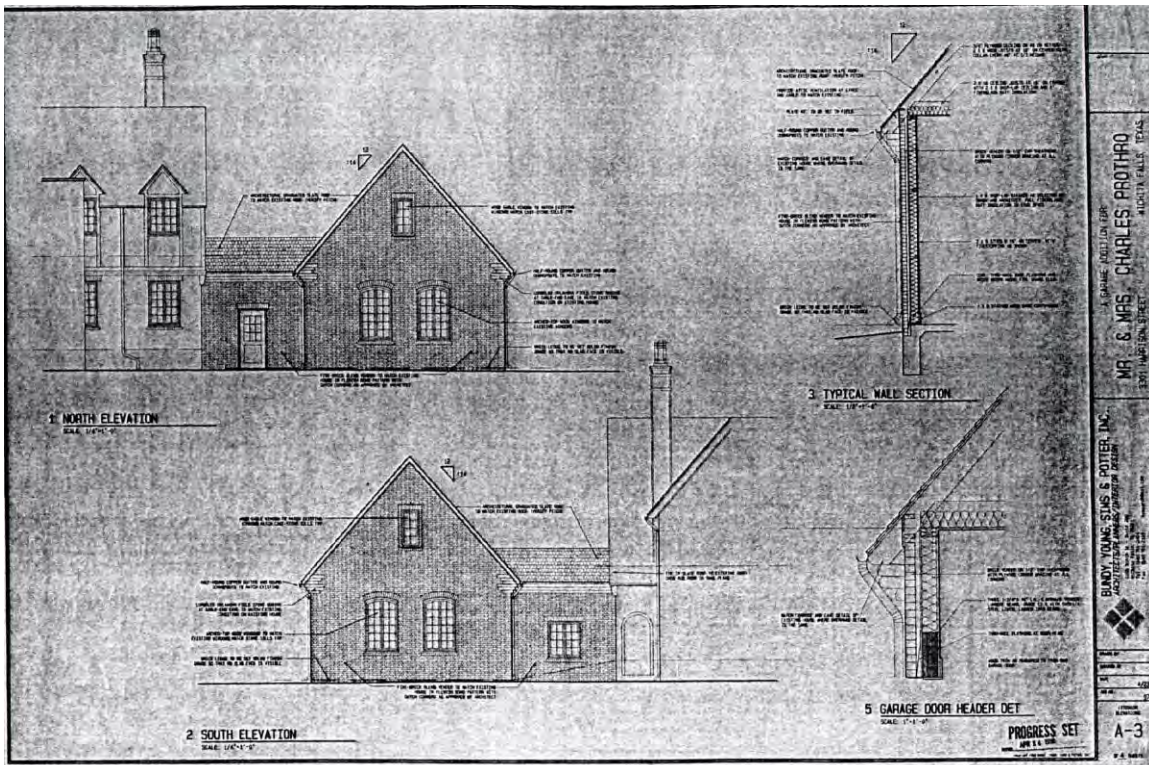
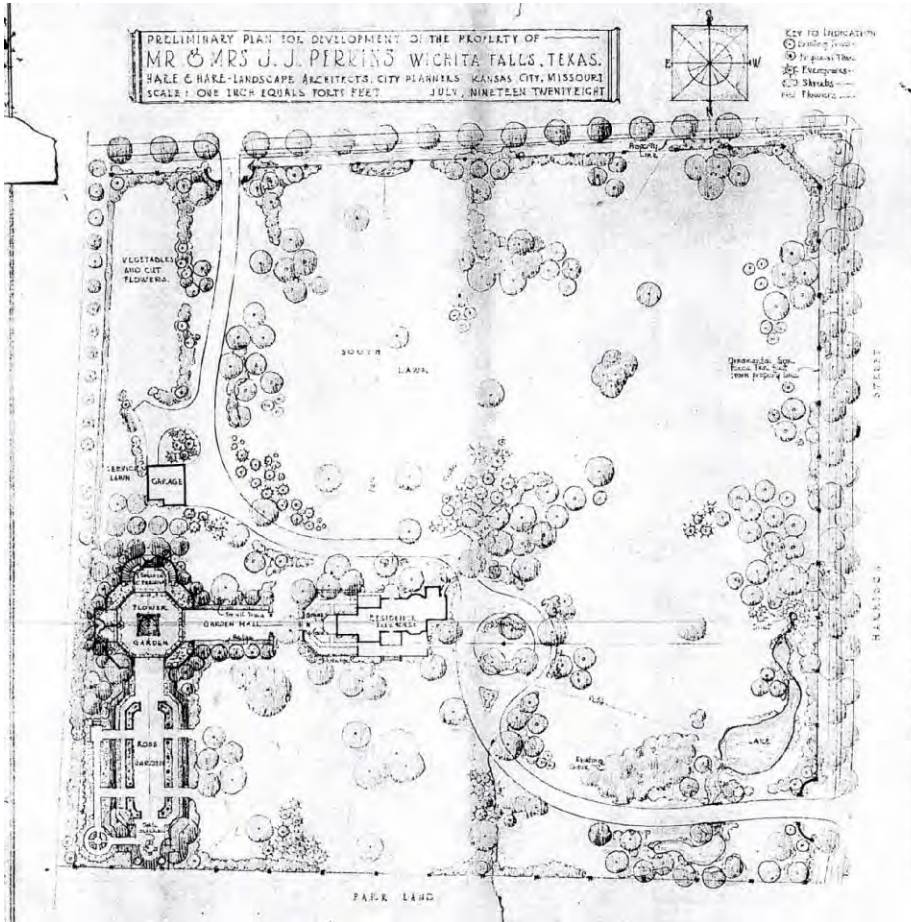


Figure 11: New garage, north elevation (top), south elevation (bottom), Bundy, Young, Sims & Potter, Inc. architects, 1998. *Courtesy Mark and Dianne Prothro.*



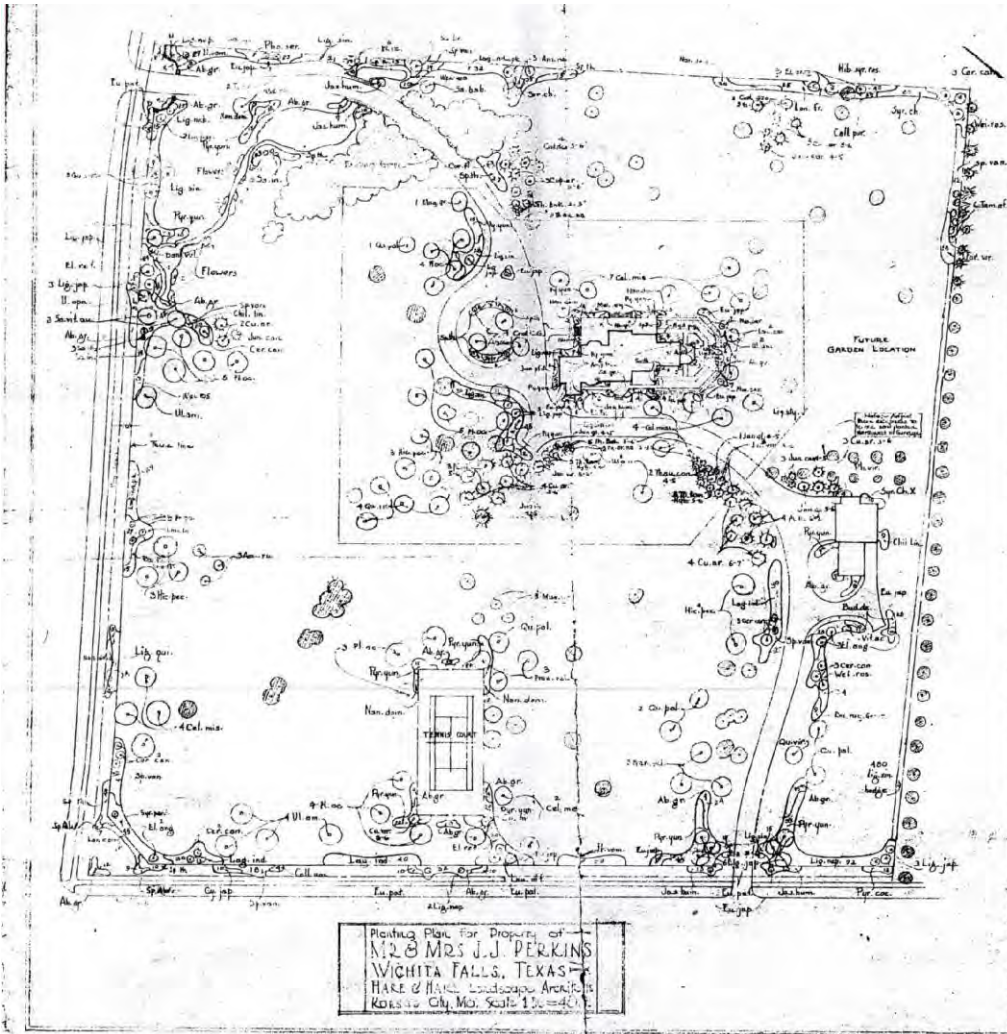
Perkins House, Wichita Falls, Wichita County, Texas

Figure 12: Preliminary Plan for the Development of the Property of Mr. & Mrs. J. J. Perkins. Hare & Hare, landscape architects, July 1928. The formal garden proposed for the northeast corner of the property (lower left corner of the drawing) was not executed. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

Figure 13: Planting Plan for the Development of the Property of Mr. & Mrs. J. J. Perkins. Hare & Hare, landscape architects, [undated, c. March 1929]. The proposed tennis court near the south boundary was not executed. *Courtesy Mark and Dianne Prothro.*



N↑



Perkins House, Wichita Falls, Wichita County, Texas

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Figure 14: Aerial photograph of the Joe and Lois Perkins House and grounds, showing original location of drive and other landscape elements, 1929. View looking north. Note the line of trees along Harrison Avenue (curving street on the left) and other streets in the Country Club Estates Addition, the existing grove of pecan trees near the pond and bridge, and the irrigation canal on the far right of the photograph. North of the property is a city park (Martin Plaza Park). *Courtesy Mark and Dianne Prothro.*



N↑

Perkins House, Wichita Falls, Wichita County, Texas

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Figure 15: Photo of Lantern/Chandelier A 50312 from Edward F. Caldwell & Co., Large Binder 37, Page 11. Courtesy Smithsonian Libraries (<http://library.si.edu/digital-library/collection/cladwell/browse>), accessed October 18, 2014.

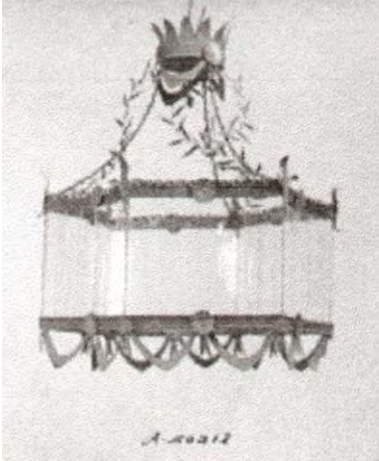


Figure 16: Same light fixture in the solarium (now library), Joe and Lois Perkins House.



Perkins House, Wichita Falls, Wichita County, Texas

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Figure 17: View looking north from Hampstead Lane, 1929. *Courtesy Mark and Dianne Prothro.*



Figure 18: View of front elevation looking south, 1940. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

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Figure 19: Elizabeth Perkins and family pets, 1931. Rear of house, view looking west. *Courtesy Mark and Dianne Prothro.*



Figure 20: Dinner party, view looking west from entrance hall into dining room, December 23, 1934. Elizabeth Perkins is standing at the back (right). Charles Prothro, the Perkins's future son-in-law, is standing at the back (center). *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

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Figure 21: J. J. and Lois Perkins, May 2, 1929. *Courtesy Mark and Dianne Prothro.*



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 1**

Perkins House, north elevation, camera facing south



**Photo 2**

Perkins House, north elevation, including 1998 garage, camera facing southeast



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 3**

Perkins House, north and east elevations, camera facing northeast



**Photo 4**

Perkins House, east elevation, camera facing west



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 5**

Perkins House, south elevation, camera facing north



**Photo 6**

Perkins House, south elevation, kitchen wing and 1998 garage, camera facing west/northwest





Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 7**

Perkins House, south elevation, camera facing northwest



**Photo 8**

Perkins House, interior, stair hall from entrance hall, camera facing southwest



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 9**

Perkins House, interior, dining room, camera facing northeast



**Photo 10**

Perkins House, interior, living room with view into solarium/library, camera facing northeast



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 11**

Perkins House, interior, second floor stair hall, camera facing southeast



**Photo 12**

Perkins House, interior, second floor library, camera facing northwest



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 13**

Perkins House, interior, second floor bathroom for northwest bedroom, camera facing west



**Photo 14**

Garage/Servants Quarters and Greenhouse, camera facing northeast



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 15**

Horse Barn, camera facing east/northeast



**Photo 16**

Garage/Servants Quarters and Greenhouse, Horse Barn, and south segment of drive, camera facing north



Perkins House, Wichita Falls, Wichita County, Texas

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Photo 17

Entrance pylons at Harrison Street with bridge and sculpture *AiraBelle* in the distance, camera facing east



Photo 18

Bridge and sculpture *AiraBelle*, camera facing east



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 19**

Bridge, pond, sculpture AiraBelle with house in the background, camera facing southeast



**Photo 20**

Fence and pylons at northwest corner and Harrison Street entrance, camera facing east



Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 21**

Fence and Live Oaks along Harrison Street, camera facing south



**Photo 22**

North yard, camera facing northeast





Perkins House, Wichita Falls, Wichita County, Texas

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**Photo 23**

Cedar trees along east side of property, camera facing north



**Photo 24**

View toward entrance pylons at Hampstead Lane, camera facing south



































ENCLOSURE 100























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Perkins, Joe and Lois, House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Wichita

DATE RECEIVED: 4/24/15      DATE OF PENDING LIST: 5/19/15  
DATE OF 16TH DAY: 6/03/15      DATE OF 45TH DAY: 6/09/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000339

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    6-8-15 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: Gregory Smith  
 National Register Coordinator  
 Texas Historical Commission

RE: Perkins House, Wichita Falls, Wichita County, Texas

DATE: April 17, 2015

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form on disk.
<input checked="" type="checkbox"/>	The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for the Perkins House, Wichita Falls, Wichita County, Texas.
	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 TIFF photograph files, PDF, and KMZ file
	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:

