

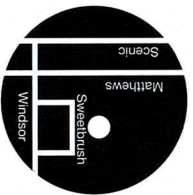


Starring
 Woodlawn
 Inshallah
 Sweetbrush
 Perry Estate
 Neill-Cochran House



Map of Featured Properties

Sweetbrush
 2408 Sweetbrush Dr, Austin, TX 78703



Woodlawn
 1606 Niles Rd, Austin, TX 78703

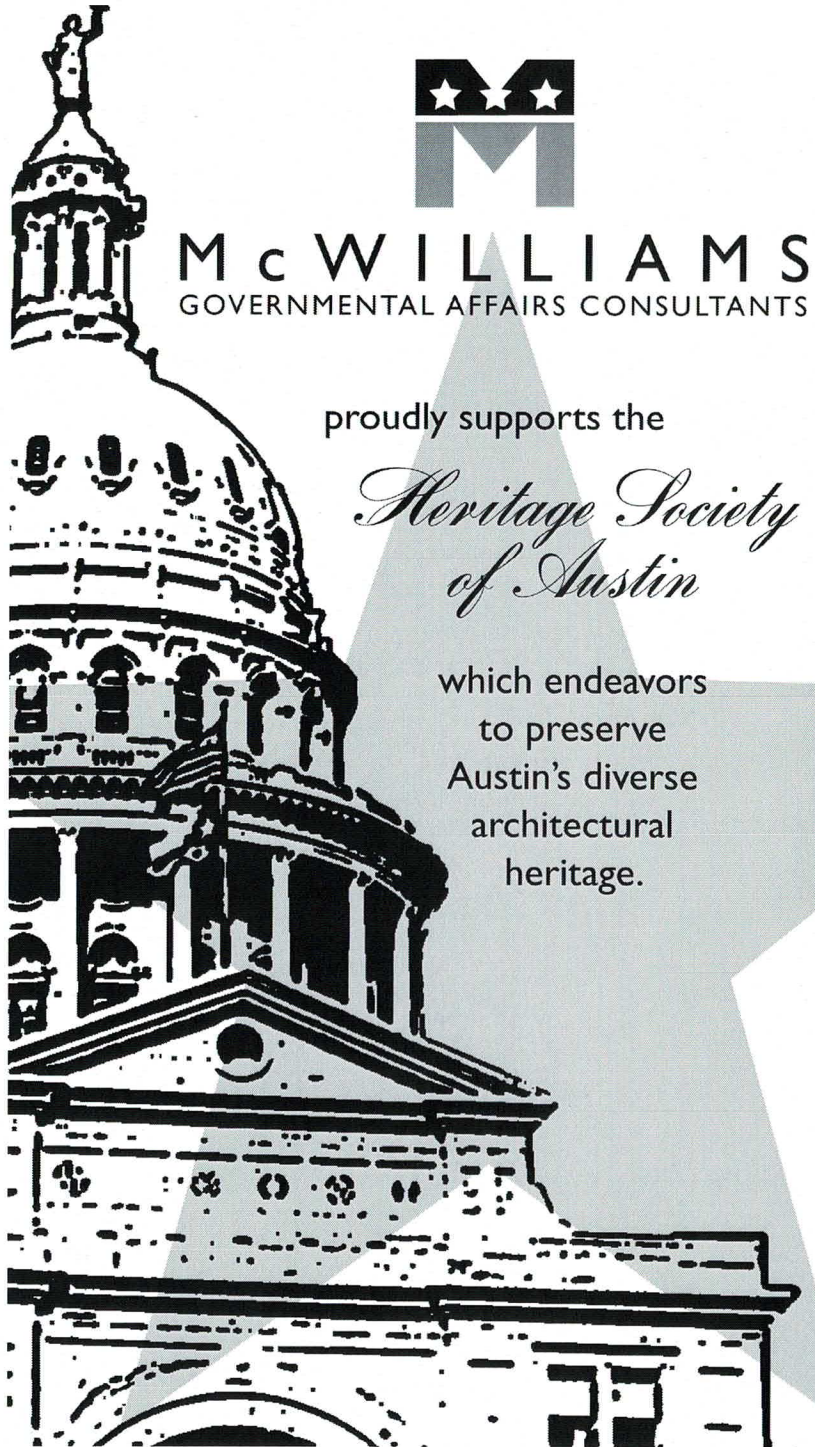


Neill-Cochran House
 2310 San Gabriel St, Austin, TX 78705



Inshallah
 602 E 43rd St, Austin, TX 78751

Perry Estate
 710 E 41st St, Austin, TX 78751
Please enter from 41st Street



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J.C. Schmeil, AIA

The Bold & Beautiful

Introduction to the Featured Homes

Peter Flagg Maxson

This year's Heritage Homes Tour features five of the Great Houses of Austin. There is much to celebrate. Woodlawn (the Pease-Shivers House) and the Neill-Cochran House are two of the most noted Greek Revival houses in the state, and both are properties of transcendent historical and architectural significance. The Perry Estate and Inshallah are two of the finest properties exemplifying the American Country House Movement of the 1920s, the Perry villa as example of the Mediterranean Revival style and Inshallah also a great deal to Southern European and Texas building traditions. Sweetbrush (the Swisher-Scott House) is a remarkable hybrid, originally constructed downtown in the 1850s for noted capitalist John Milton Swisher and rebuilt in a modified form by civic leaders Dr. Zachary and Sally Scott in the 1920s.

Woodlawn and the Perry Estate are particularly prominently sited, seen and enjoyed by countless pedestrians and motorists ever day. The Neill-Cochran House and Sweetbrush are more off the beaten path, but come as very pleasant surprises, their

Greek Revival features a contrast to much later surrounding buildings. Inshallah is the Secret Garden of this years Homes Tour properties, unknown even to many Hancock Neighborhood/Hyde Park neighbors.

All these are all obvious Austin landmarks and we are delighted to make them available to the Heritage Society membership and guests. Yet part of the mission of the HSA is to help all appreciate the richness and diversity of the built environment of Austin landmarks. The age and grandeur of the homes of wealthy bygone civic and business leaders are part of the story. But small vernacular homes in East Austin and Clarksville, fine bungalows in many older neighborhoods and now select Mid-Century Modern houses in the post-war suburbs may merit recognition as well. Not all old buildings are significant, and not all middle-aged buildings are insignificant.

With the possible exception of San Antonio, Austin has the best cross-section of historic architecture in Texas. The Heritage Society strives for the recognition, preservation and enjoyment of significant buildings and neighborhoods of all eras in Austin, and of both great and small structures which enhance the quality of life in the Capital City. Towards that goal, HSA advocates for both the protection of our city's individual landmark buildings and the preservation of the character of Austin's historic neighborhoods through the Local Historic District program.

We hope you enjoy this year's homes tour, and will participate in the HSA's many activities and programs.

Homes Tour Salon

Don't miss two lively lectures included in the Homes Tour ticket price on April 9 at the Neill-Cochran House Museum. Limited seating available.

- *Neill-Cochran House: Preserving A Master Builder's Legacy* by John R. Volz, AIA, LEED AP, Volz & Associates, Inc. at 11:00 a.m.
- *Inside the Neill-Cochran House: A Walk Through Time* by Candace M. Volz, ASID, Volz & Associates, Inc., at 1:00 p.m.

Inshallah (Lucksinger-Keasbey House)
602 East 43rd St.



J.C. Schmeil, AIA

This lovely estate in the heart of Austin has a long and interesting history. Its magnificent live oak is said to have been twisted as a sapling by local Indians to mark this creek-side site as a good camping ground. Legend has it that white settlers and Indians would meet here beneath the tree to resolve their disputes; the tree was known as Signal Oak in those days.

In 1871, Joseph Lucksinger built a two-room log cabin on this site, part of a twenty-acre plot he had purchased the previous year from Charles Klein, an early settler in Austin. He soon acquired twenty more acres along the creek and built a slaughterhouse, one of the first in the city. His business grew to the point that he was furnishing fresh meat to many state institutions, and he could now afford to enlarge the log cabin into a four-room stucco house. Several years later the house was struck by lightning and the interior was completely destroyed by fire. Lucksinger rebuilt, adding three more rooms, and constructed a rock exterior. After his death, his wife remained in the home for fifteen years, trying to run his business. When the property was taken into the city limits, the slaughterhouse was condemned, and in 1907 Caroline Lucksinger was forced to sell.

The new owner was Lindley Miller Keasbey, a New Jersey native with degrees from Harvard and Columbia. He had moved to Austin in 1905 to become a professor in the political science department at UT. From 1910 to 1917 he was dean of the school of institutional history at UT, until he resigned due to a disagreement with the University trustees concerning his disapproval of the entry of the United States into World War I. The Keasbeys undertook a major remodel, enlarging the house

and making many improvements, while carefully keeping true to the house's history. The home's Moorish touches, as well as its name, which means "If God Wills", are likely due to Mrs. Keasbey's interest in Middle Eastern culture. In 1942, Mr. and Mrs. Hiram Reed purchased the home, whose history they had long admired. A furnace explosion blew the west wall of the living room about eight inches off its foundation and caused extensive damage to the entire interior of the structure. In 1953, Reed finally sold the then-vacant house to Roy Seekatz, who undertook a two-year remodeling to repair the damage done by the explosion. The result was a thirteen-room house with a huge basement playroom, modern kitchen and central air and heat. The home was later acquired by Jim and Jare Smith, who added the pool and updated the kitchen and bathrooms. Subsequent owners extended the kitchen and added an office, bathroom and the wrap-around porch. The current owners have put the house on the market and hope it will be acquired by someone who will give it the love and care a grand historical home deserves.

Marty Moulthrop

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Neill-Cochran House
2310 San Gabriel Street



J.C. Schmeil, AIA

The Neill-Cochran House was built in 1855 on a 17.5-acre plot (later subdivided) laid out as part of the original plan for the city of Austin. If its classical symmetry, stately fluted columns and distinctive railings look familiar, it is because it was designed and built by Abner Cook, the Master Builder responsible for some of Austin's most elegant homes, including the Governor's Mansion, and two other stops on today's tour, Woodlawn and Sweetbrush. The architectural style is Greek Revival and the eighteen-inch-thick walls are clad in local rubble-cut limestone, with contrasting painted wooden detail. It is said that pig bristles were mixed with the mortar.

The house was commissioned by Washington L. Hill and Cook was working on it at the same time as he was building the Governor's Mansion. There are no records showing that Mr. and Mrs. Hill ever occupied their new home, which cost \$7,100. To finish paying for the house they borrowed money and sold all but one of their slaves. Thus, from its beginnings this grand manor was a rental – it was leased by the State of Texas for use as the Blind Asylum. During the Reconstruction Era it was used as a hospital for soldiers of the occupying Federal army, which, for a few months, was commanded by George Armstrong Custer.

At length, in 1876, it finally became a residence when it was acquired by Col. Andrew Neill, a Confederate veteran and attorney, with his wife and children. In

1895 the home was purchased by Judge Thomas B. Cochran and it remained in the Cochran family until 1958, when it was bought by The National Society of The Colonial Dames of America in Texas. Members of the Colonial Dames then set about reclaiming the old house and furnishing it with 19th-century antiques, opening it as a house museum in 1962. The house is currently undergoing exciting changes in interpretation, with many Cochran family pieces installed and more on the way when the Victorian bedroom is remodeled.

More than 150 years after it was built, the Neill-Cochran House still stands and is one of Austin's oldest and most impressive landmarks.

Marty Moulthrop

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Edgar & Lutie Perry Mansion
710 E. 41st Street



Tour Guests: Please enter Perry Estate from 41st Street

In 1928, the eve of the Great Depression, Edgar Howard Perry, together with his wife, Lutie, son, Edgar, Jr., and six servants, moved into their new home just north of the Austin Country Club (now Hancock Golf Course). A decade before, Perry had taken an option on land east of Red River Street so that the Country Club could expand its golf course to 18 holes. This was the land on which Hancock Shopping Center is now located. There was a house on the site, so Perry bought several acres on the west side of Red River, had the house moved onto it, and used this structure as a weekend place for several years. Subsequently he bought a dairy on the west side of Waller Creek, enlarging the tract to almost ten acres. Perry was a prominent cotton merchant in Austin. He also served as a director of Austin National Bank, supported the Austin Symphony, the YWCA, founded the Austin Club, helped develop the Highland Park subdivision, and built the Perry-Brooks Building and the Commodore Perry Hotel (now demolished). He retired from the cotton business just before the 1929 stock market crash and spent his later years making this city a better place to live. His friends included Will Rogers, Harvey Penick, Tom Miller and Lyndon Johnson.

In 1925, Perry hired a rock mason to build a fence around the property and the next year he contracted with well-known Dallas architect Hal Thomson; who designed an Italian Renaissance-inspired villa for the Perrys. The result was a handsome two-story Italian Renaissance style house, featuring a central mass flanked by two pavilions, roof with terracotta half-barrel tiles, triumphal arch entry, Corinthian columns, grand staircase and entry hall, an oval library and wrought iron detail. The cost for this 23-room home of more than 10,000 square

feet was \$200,000. Many original features remain, such as light fixtures, tile work, woodwork, doors, oak floors, embossed plasterwork, bathrooms and kitchen. The Perry Estate and Thompson's similar Malcolm & Margaret Reed Estate in West Austin, were arguably the grandest homes built in Austin between the World Wars.

After 16 years, the Perrys found the home too large and moved to the Driskill Hotel. The estate was purchased by well-known rancher, oilman and dairy breeder Herman Heep in 1944. In 1948 it changed hands again, becoming a Catholic girls high school, St. Mary's Academy. A chapel, nuns' quarters and classroom building were added during this period. The school was changed to a co-ed institution (Holy Cross High School) in 1968, but eventually closed in 1972 and was acquired in 1974 by Marvin and LaVerne Henderson and was intermittently used for academic purposes. Since 1995 it has been the site of the Sri Atmananda Memorial School, a private K-12 school. Now the Perry mansion is evolving again – a local investor has bought the property and is exploring economically sustainable uses for the property that will maintain and preserve the historic buildings and landscape.

Marty Moulthrop



Hornaday Design

Sweetbrush (Swisher-Scott House)
2408 Sweetbrush Avenue



J.C. Schmeil, AIA

Here is another Greek Revival beauty built by celebrated Master Builder Abner Cook. It was originally built in 1853 for Colonel Milton Swisher, Treasurer of the Republic of Texas under Mirabeau Lamar, and his Virginia-born wife Maria. Swisher was one of the founders of Austin's first bank, an organizer of the city's first street rail system, and one of the builders of St. David's Episcopal Church. His home, a two-story, six-room brick mansion, stood for almost 75 years on a downtown lot on San Antonio Street, between 4th and 5th Streets. After Swisher's death in 1891, the house was rented and gradually fell on hard times. Finally in 1925, it was purchased for \$300 by Dr. and Mrs. Zachary Thomson Scott, who had been enamored with it for some time. Dr. Scott had begun his medical practice in Austin in 1909 and eventually became Director of the Texas Tuberculosis Association, as well as Chief of Staff at Brackenridge Hospital. Both Zachary and Sallie Masterson Scott were longtime civic leaders and were among the founders of the Heritage Society of Austin. The Scotts had the structure dismantled brick by brick and moved to a large tract overlooking the future Lake Austin. It is said that their son, Zachary, Jr., later to become a stage and movie actor, cleaned the bricks one by one with the help of some of his friends.

The Scotts were fortunate to befriend UT Architecture Professor Samuel E. Gideon, who also admired the house and had made measured drawings of it. Gideon and the Scotts reconstructed the house and added two flanking wings. Because the structure originally had three-foot-thick brick walls, they were able to build the new wings using some of this brick. In 1931 Dr. and Mrs. Scott moved in and named the property "Sweetbrush" for the fragrant shrub growing wild on the

grounds. They hired well-known Swiss woodcarver Peter Mansbendel to carve native wildflowers on the living room mantel and cacti on another. A fine wrought iron fence across the front garden was formerly used around the Travis County Courthouse and Jail, once located at 11th and Congress.

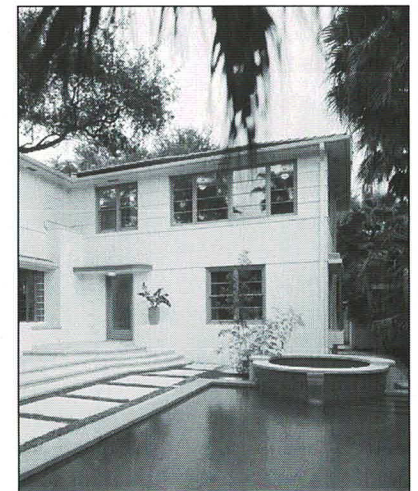
After Mrs. Scott's death, the home was owned for a time by UT; in 1987 it was purchased by David and Judy Bland, at which time an interior renovation was done. John and Margaret Moss purchased Sweetbrush in the 1990s and also did a complete renovation. The current owner has had the exterior shutters restored; some were so rotted that she had to have replicas made. In restoring the stately columns, sixteen coats of paint had to be removed to find the wood underneath. The house retains its original flooring, mantels, and woodwork. A fire last December damaged the attic, insulation and one bathroom. The owner says that further damage was prevented by the quick assistance of the Tarrytown Fire Station crew, as well as their care in keeping water and smoke damage to a minimum. It is listed on the National Register of Historic Places.

Marty Moulthrop

The Importance of Preservation

The history of any city is an important window into the lives, values, and priorities of the people who live there. Who we are as a community is shaped, in large part, by our successes and failures, our responses to challenges and opportunities, and the extent to which we remember the past, embrace the present, and stay focused on what is yet to come.

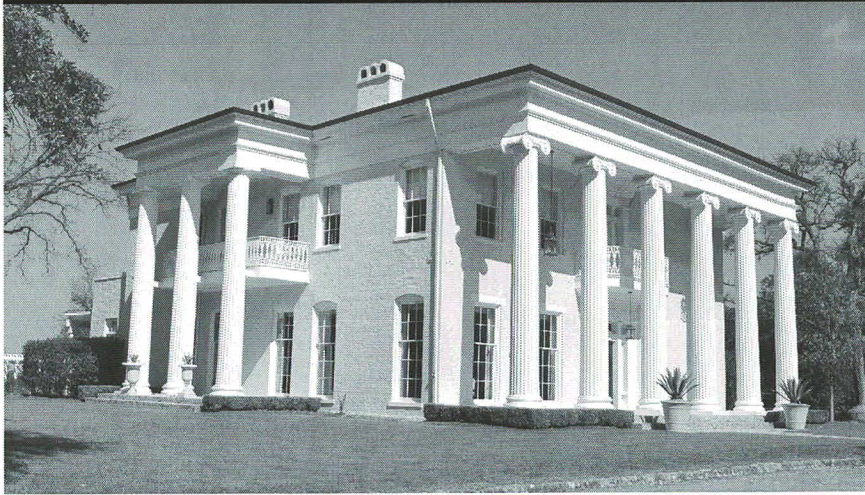
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Woodlawn (Pease-Shivers Mansion)
1606 Niles Road



J.C. Schmeil, AIA

Woodlawn is one of the most beautiful homes Master Builder Abner Cook designed. Built at the same time as the Governor's Mansion, it demonstrates the same two-story Greek Revival detailing taken from Asher Benjamin's *The Practice of Architecture* (1833). Other Cook features include the characteristic balustrade with bundled slats forming an openwork diamond pattern. Note the six fluted columns, flat roof and attached Ionic two-story gallery and wide entablature – all features of the Greek Revival style Cook admired. Woodlawn was built in 1853 as a plantation house for James B. Shaw, an Irishman who served as State Comptroller in the first administration of Governor Elisha M. Pease. When Shaw moved to Galveston in 1857, he sold the property and at least 186 acres for \$14,000 to Gov. Pease, who named it Enfield for his Connecticut birthplace. This was the home of the Pease family and their descendants for nearly 100 years. Each generation made its own changes but the essential character has been preserved. The property, which had been added to over the years, was subdivided early in the 20th century and the resulting neighborhood became one of the loveliest and most prestigious in Texas.

In 1957, ex-governor Allan Shivers and his wife, Maryalice, acquired Woodlawn and began a year-long restoration and remodeling project. When they bought the home, it consisted of eight bedrooms, six bathrooms and two sleeping porches. In addition, the first floor had a stair hall, two parlors, living and dining rooms, a library, bedroom, two kitchens, rear hall, office and two servant's rooms. The Shiverses added a large dining hall in the rear and an extra kitchen on the north side of the structure.

In the mid-1990s, the house passed to the University of Texas, donated by the Shiverses with the idea that proceeds from its sale would be used to endow two chairs at the university. UT subsequently passed it to the State Board of Control and Lt. Gov. Bob Bullock suggested that it might become the governor's residence, leaving the smaller Governor's Mansion downtown for official entertaining and meetings. In the end, however, the State of Texas put Woodlawn on the market and, in 2003, it was purchased by Jeff and Laura Sandefer. The new owners removed several additions to reflect the earlier configuration of the house and upgraded the foundation, mechanical systems and other features to 21st-century standards. Now this national, state and city landmark stands proudly as one of the finest examples of Greek Revival architecture in Texas.

Marty Moulthrop



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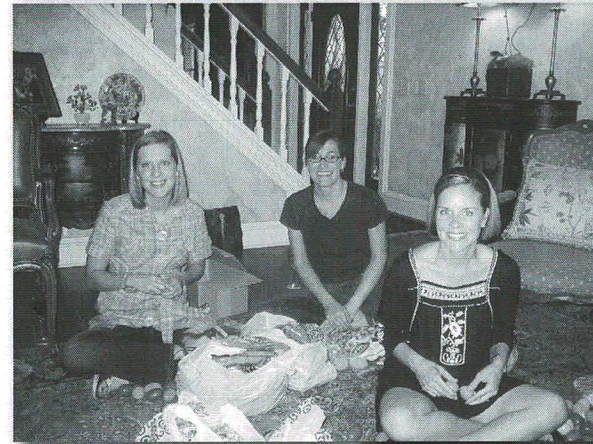
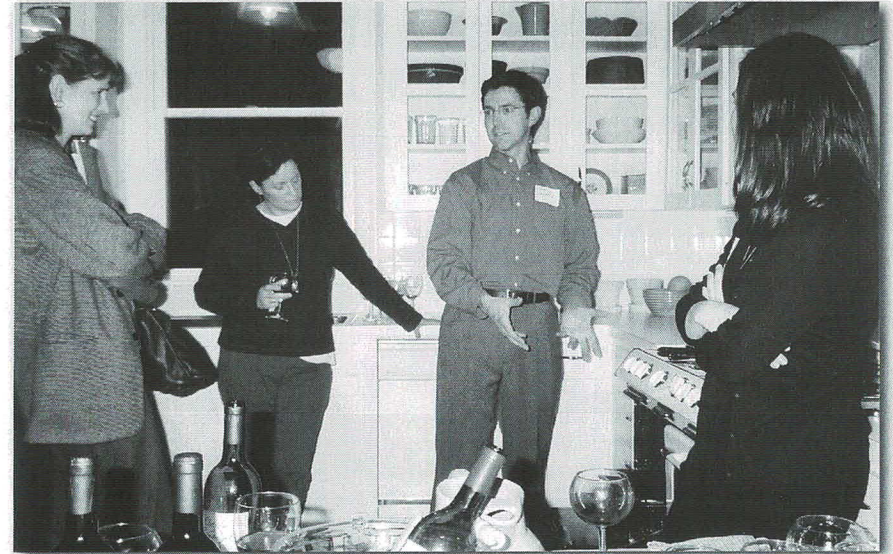
The Heritage Society of Austin (HSA) urges its membership and all who believe in the intrinsic and economic value of historic preservation to reach out to City Council immediately regarding its current consideration of the Historic Landmark program. Please let the City Council members know that the protection of Historic Landmarks is important to you and that investment in historic preservation is vital to Austin's long term vitality. The City Council will hear the Historic Landmark Commission's recommendation for changes to the Historic Landmark program on April 21. You have to let them know you care.

The City's Historic Landmark program is under assault by mischaracterization as a "benefit for millionaires." This misrepresentation has grabbed the media and the public's attention. But it is inaccurate and unfortunate. Focusing on the tax incentives granted to historic landmarks, critics have incorrectly framed the conversation to position historic preservation as a drain on the City's resources, rather than as a proven generator of economic vitality.

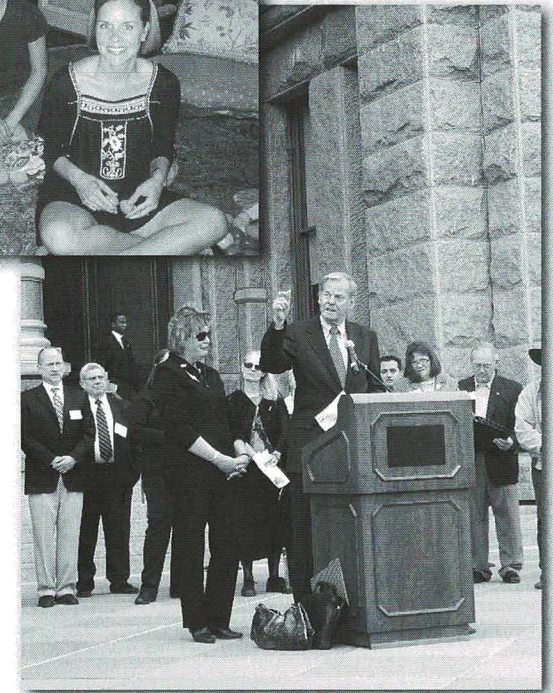
Recognizing the opportunity to strengthen and improve the program, HSA developed and presented to the City of Austin a series of recommendations for the program's administration and to mitigate fiscal impact in the future. These recommendations were carefully considered with the intent of creating a first-class preservation program for Austin. HSA needs your help to secure the adoption of these recommendations that are vital to the future of preservation in our city. Read HSA's Recommendations at www.heritagesocietyaustin.org on the "Landmarks Program" page.

When the City established its preservation program, much of Austin's historic fabric had been lost or was threatened. The cost of restoration and maintenance for older structures as the excuse for demolition was used then and now. Consequently, as an inducement to retain irreplaceable historic fabric, incentives were offered in the form of property tax abatements, the only option available given our tax structure. That, in turn, led to a reinvestment in our historic fabric. Studies have shown that investment in historic assets enriches the tax base. In a state that relies so heavily on property tax, this negligible investment in historic abatements, less than 0.20% of each taxing jurisdiction's operating budget, yields significant economic and cultural returns.

But there is much more at stake for the community as a whole, notably the loss of our preservation program, our designated historical landmarks and those that have not been designated but are worthy for any of a variety of reasons. Our heritage and those things that make Austin unique are under threat. Please visit heritagesocietyaustin.org for how you can help by contacting key decision makers, and a suggested message.



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As a non-profit community-based organization we count on our membership support to help keep us involved in preservation efforts that benefit greater Austin. In fact we have returned more than \$2.8 million to the community for these efforts.

Membership offers you

- HSA's newsletter 'Preservation Austin'
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Our Mission

For over fifty years, the Heritage Society of Austin has been Austin's oldest and largest preservation non-profit group, with the stated mission of promoting the recognition and experience of Austin's diverse cultural heritage through the preservation of historic treasures and places. Since its founding in 1953, the Society has made grants and loans of over \$2.8 million for restoration, education and other projects. Society programs include the Heritage Homes Tour, Pioneer Farms, the Preservation Awards Ceremony and ongoing advocacy and educational tours and events for our membership and the public. For more information about the Heritage Society, contact Jacqui Schraad at 512-474-5198 or visit www.heritagesocietyaustin.org.

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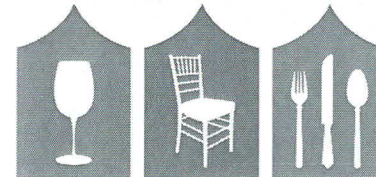
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