



BENCHMARK
BANK + TITLE

PRESENTING

PRESERVATION PARK CITIES 2024 HOME TOUR GUIDE

WHEN

Friday
May 10th

10:00 am - 1:00 pm

HOMES

3701 Crescent Avenue
3926 Potomac Avenue
4101 Windsor Parkway
4436 Westway Avenue

TICKETS

Tickets are only sold online
and are required for entry.

[PreservationParkCities.org](https://www.PreservationParkCities.org)

We are excited to announce that our annual Park Cities Home Tour is back in person this year! This event offers a glimpse into some of the most beautiful homes in the Park Cities, and celebrates homes that have been preserved or remodeled to keep the beautiful aesthetic of our neighborhoods. Our annual home tour is a small window into our past, a celebration of those who share our values, and a wonderful treat for those who appreciate historic architecture.

To purchase tickets, please visit: [PreservationParkCities.org](https://www.PreservationParkCities.org)



PRESERVATION
PARK CITIES

OUR MISSION

To celebrate and promote the *preservation of Park Cities* architecture, history, aesthetics, and cultural traditions.

3701 Crescent Ave

Built in 1925

BY JOAN CLARK

Highland Park's developers surely envisioned that a remarkable home would one day occupy the location of Lot 1, Block 1. Their dream became reality when Thomson and Swaine built an exceptional Tudor home on this site in 1925. Partners from 1924-1928, the Thomson Swaine duo created many Tudor homes since this style was at the height of its popularity in Highland Park. Representative of this architectural genre, two large gables and varying elevations across the front facade give the home immense visual interest. The masonry of the living room chimney is also displayed. Construction of this nature is rare in today's market where size often triumphs architectural interpretation.

In 2023, current owners Ryan and Anna Moss lovingly put their imprint on this revered classic with the assistance of contractor Carolyn Isler and designer Shelby Wagner. Mature trees and the large Roman entry arch welcome visitors. A towering front hedge offers privacy for this active family, and herringbone brick was selected for the graceful front driveway.

A great deal of the original floor plan remains intact. The original entry hall with well-placed powder room leads into a distinctive space that functions as a staging area with access to the formal and informal living rooms. A lacquered lavender ceiling in the living room highlights the subtle color scheme for the upholstered furniture, as well as the baby grand piano and graphic art. Four paper & thread art works by Linnea Glatt and a whimsical piece by Joan Miro are standouts. The living room terminates into a charming semi-circular alcove that functions as both a garden and a game room. New and surprising wallpaper on the ceiling creates a tented effect. The use of multiple textures along with charming views to the side and rear yards make this a special retreat.

Retracing steps to the staging area, a beautiful stairwell anchors the traditional center hall plan design. One direction leads into the formal dining room with a beautifully restored mural wallpaper and two creative dining options. A graphic Picasso etching along with four brightly colored abstract works, "Homage to the Square", by Josef Albers can be seen here. Another direction leads into the redesigned bar space with cabinetry painted in a rich lacquered blue green shade.

Floor to ceiling glass doors enclose the new wine closet.

Beautiful wide plank oak flooring seamlessly connects the rooms. The bar area is connected to a spacious keeping room; this is an invitation to sit down and enjoy the cozy fireplace, kitchen, and exterior landscape. The kitchen is appointed with white honed marble on the center island and backsplash. A Katsumi Hayakawa painting in beautiful deep blue tones along with Anna's fun diorama of the family's matchbook & box collection add interest.

The kitchen transitions to a butler's pantry which steps down into the "Great Room" with warm paneling and a towering two story height. A grand Palladian window anchors the room and accentuates the captivating collection of oil paintings with iconic renderings of horses, dogs, and portraits. From this vantage point, the exceptional exterior landscape unfolds. Landscape artist, John Armstrong revolutionized the front and back with terraces, retaining walls, fountains, new plantings and a fire pit. In the distance is the pool area and new Tudor style two bedroom, two bath guest house.

The second level contains four ensuite bedrooms and a large study. A generously proportioned landing allows each bedroom a measure of privacy; of particular interest is the gambrel style ceiling in each bedroom. The primary suite has separate bath and dressing areas along with a fireplace. Additionally, the home boasts a basement and a third story.

How fortunate the community is to celebrate this legendary home and its history. The Moss family comprehended the importance and legacy of such a home rather than viewing the location as a building site. What a stunning reminder of what can happen when new owners understand that extraordinary architectural talent conceived and constructed many of Highland Park's masterpieces.



Home Photography courtesy of JA2 Photo

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COMPASS

The Meredith Ferrell Group is proud to support the Preservation Park Cities and its mission to celebrate and promote the architecture, history, aesthetics, and cultural traditions that make this neighborhood one unlike any other. As a Preservation Park Cities board member and an aficionado of older homes, it only made sense for her to sponsor 3701 Crescent on this year's tour. In fact, she found this home for its current owners and immediately new it was the picture-perfect preservation project.

Meredith has been finding family's home in the Park Cities for two decades and as a second-generation Dallas realtor is able to offer 30-plus years of experience to her customers through her carefully curated real estate group. In a competitive market, she finds the unfindable and pairs pristine properties with families that respect the past and are committed to gracefully taking them into the future.

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3926 Potomac Ave

Built in 1921

BY JOAN CLARK

From the moment you step into the intensely landscaped front yard outlined with a boxwood shield, it is evident that something exceptional and uniquely American awaits. The perfect symmetry of the front facade with white and black color scheme blends with a pair of charming flower boxes above the classic door & pediment. This Hal Thomson Colonial Revival creation dates back to 1921 and experienced an extensive 2 1/2 year remodel by current owner, Linda Gardner.

The entry is a gracious transverse space that has a cozy sitting area in front of a fireplace. Designer Cathy Kincaid and architect Wilson Fuqua left their fingerprints all over this project. The exterior ball and crown cornice is replicated in the entry to great effect. Four casements lead from the entry into the living areas of the home. Floor to ceiling large Roman arch windows on the front accent both the dining room and music room.

The dining room has an interesting alcove which contains the buffet. The Zubere wallpaper is a pattern that first lady Jackie Kennedy chose for the White House. Mrs. Gardner selected specific scenes that celebrate significant events in her family's life. The 19th century round Jupe table is iconic and practical with its pie shaped leaves. Off the dining room is a breakfast area that adjoins the kitchen. A Chesney fireplace is a focal point in the kitchen along with the La Cornue range and honed white square center island. Not one but two whimsical "Hickory Dickory Dock" clocks are in this area. Not to be missed is the Black Forest clock with exceptional intricate carving detail.

Both the entry and kitchen lead into a large den with beamed ceiling. A functional seating area is surrounded by 19th century oil paintings depicting both cows and carrier pigeons. Above the family room fireplace is a "genius" solution for hiding the television in style. The original pen & ink collection of a dozen 1920's English dog portraits disguises the fact that a television is quaintly concealed behind the wall of art.

A vestibule links the den to what was once a large, screened porch and now serves as a music room. A unique Steinway grand piano built to celebrate the company's 90th anniversary along with a cello, game table, and reproduction music box are

located here. A collection of family photos decorates the walls of the vestibule. From the music room, a stairwell leads down to one of those rare Highland Park basements. This room is appointed with a projector television and a row of bells; the bells are a shout out to "Downton Abbey" and the coexisting action downstairs. This has become an entertaining hideaway for the owner's 10 grandchildren.

The center hall stairwell ascends to a spacious landing with a spectacular cathedral style skylight with gridded panels. Large scale light fixtures add additional illumination and showcase the watercolor pictures of birds adorned with genuine feathers. There are four bedrooms on the second level. Each bedroom has charming architectural details such as cove ceilings and window seats; this combines with numerous custom interior accents.

The primary suite is a gracious area with a fireplace and canopy bed. Restoration glass in the windows adds another authentic layer. The story continues with a second stairwell, decorated with shield balusters. This leads up to a whimsical third story playroom. On the way up is a heritage hall celebrating family. The play area is a wonderful hideaway with a chalkboard and table, hidden behind a door that pays homage to 'The Lion, the Witch and the Wardrobe.' The exterior yard areas are creatively designed and extend the visual space in a beautiful and distinctive way. The garage is disguised as the guest house it is, and there is also a charming Colonial style play house.

The Gardner home is truly magical. Every effort, including the selection of hinges and millwork, was made to render an American Colonial masterpiece. Both the exterior facade and the interior decor embody the lyrics of "I'm Proud to be an American" and salute our national history with unforgettable architectural detail.



Home Photography courtesy of JA2 Photo

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Having been involved in Preservation Park Cities since 2010, I've loved seeing the groundswell of interest grow! From my time as a Board Member, and President of the Board, it's been an amazing partnership. Preserving architecturally significant houses is an incredible part of our community legacy, as well as preserving the history of those that have gone before in creating our amazing community. Selling these homes and finding buyers for them is one my greatest passions. With that, I also enjoy selling new homes that will become legacy homes, because of the quality of architecture and craftsmanship. We are fortunate to be part of such a vibrant community, and I'm proud to partner with Preservation Park Cities to ensure our future.

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4101 Windsor Pkwy

Built in 1936

BY JOAN CLARK

Nestled into the corner intersection of Windsor Parkway and Preston Parkway is a stately example of Italian Renaissance architecture. The classical exterior elements of 4101 Windsor are rivaled only by the exquisite amenities of the interior design. An elevated approach accentuates the Roman arch windows below and the red clay tile roof above. Having a very talented builder/owner of this residence proved to be the touch that created the amazing transformation inside. The owner opened the entry, elevated the door casements, and selected white Calcutta marble for the floor and stairwell treads. This surprising treatment is enhanced by three intriguing light fixtures in the entry.

Nearby, a well located powder room is testimony to the wonderful mixture of new and old touches. A brass wrapped cabinet holds a floating sink with reclaimed fixtures and this blends with an 18th century French gilt wood mirror and interesting Curtis Cloud chandelier. The formal living and dining rooms retain their original templates. Abundant light in the dining room accentuates the light blue lacquered ceiling and amplifies the Italian aura. Some of the owner's 19th century Chinese Export porcelain is displayed here. The table is midcentury modern by Platner, and a great deal of the art has a midcentury vibe. These modern appointments blend in seamlessly with the Oushak rug and the 20th C. Murano chandelier.

The oversized living room also has a high gloss ceiling treatment, and the Barovier Italian glass fixture has a feathery organic effect. Rescued from a home on Lakeside Drive, the Louis XVI fireplace mantle of Breccia de Violetta marble is a focal point that coexists well with a pair of 18th century Neoclassical chests of exquisite tulip wood parquetry. An inviting central seating arrangement of four chairs with a coffee table anchors the room. Not to be missed is the card room, once a sun porch. Roman arch doors and windows provide a perfect view to the distinguished Loma Linda wall, gate, and urn. The Roger Muhl still life painting was the prompt for the beautiful blue color of the cabinetry.

The living room adjoins a family room with ten foot ceilings and banks of French doors that view the pool and rear yard. From this juncture, the symmetry of the renovation is apparent.

The family room flows seamlessly into a breakfast area and on to the kitchen and cozy keeping room with fireplace and stained glass Roman arch windows. Italian white Dolomite stone was fabricated for the kitchen counter tops. The owner's collection of Bitossi ceramics pairs well with the Kylin "Bengal Tiger" Chinese export porcelain to create interest and drama. The adjoining butler's pantry is a study in creative design. Hidden pantry walls, cabinets, and back splash are clad in printed grass cloth. The ceiling design is a hand painted wallpaper. Fooled me!

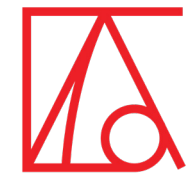
Three bedrooms and an office are upstairs. Each bedroom has a meticulous, curated feeling due to the elegant choices of wall coverings, bathroom updates, and furnishings. Positioned over the family room is the remarkable addition of the primary bedroom and bathroom. A custom cove ceiling with ceiling fretwork is paired with the custom panels of Gracie Cherry Blossom wall covering. The Murano glass bedside lamps and Barbini ceiling fixture add a rosy glow to the entire space. The master bathroom is a visual feast with Breccia de Violetta marble pilasters framing the tub and companion countertops above custom designed commodes. Overhead is a dome of silver tea leaf squares that contains a wonderful Venini Murano crystal chandelier.

Carolyn Isler has an extraordinary talent for blending rare, exquisite antique artifacts with equally exceptional mid-century furniture, art, and appointments. The layered character of each room in this home is genuinely indescribable. Additionally, the stunning 2 story guesthouse, located at the rear of the property is a perfect companion piece. From the roof top to the foundation, the transformation of this home is testimony of how a talented visionary can achieve an incomparable result.



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4436 Westway Ave

Built in 1934

BY JOAN CLARK

Originally designed as a two story duplex, this recent conversion to a single family residence is a study in creativity and modern sensibility. Designed by architects Fooshee and Cheek and completed in 1934, this home is representative of their milieu: the development of the Spanish-Mediterranean style in Dallas. Unlike current construction, the front facade of this treasure is rich with detail: intricate masonry with a cross design, a second story wrap around porch, and charming oversized Roman arches. The young Atha family began their project in 2020 and patiently and skillfully completed it in 2023. Jarrett Homes was the contractor, and Eskanesay Ferguson provided the architectural expertise. The goal was always to retain the architectural integrity of the structure with as few modifications as possible.

The entry area was originally a transverse porch for the duplex; so, centering the axis of the front door to the middle arched window was a logical alteration. Three large Roman arch windows light up the entry space which has herringbone clay tile flooring and a new dramatic tray ceiling. A floating console is suspended below a brass art object. From this beginning, the floor plan proceeds to the formal living area with a superb Venetian plaster finish that seamlessly connects the walls and ceiling.

An original staircase and fireplace have undergone a modern Spanish interpretation, and abundant smooth curves extend to the upholstered furniture. Bleached oak flooring throughout adds to the harmony in this room and enhances the intimate relationship of the materials and interior elements. Doniphan Moore assisted with the interior design choices. The formal living room flows into the dining room with its unusual, ribbed plaster walls. A dynamic illuminated recessed oval ceiling accentuates the whimsical organic light fixture of brass leaves, balls and globes.

The monochromatic warm color palette continues into a butler's pantry area that Coyla says is the most popular room in the house. A decorative brass grid panel obscures the necessary coffee maker and appliances. Windows and doors light up this space which accesses the dog run and grill areas.

New construction begins after exiting the butler's pantry and

opens up into a new kitchen and beyond to the sunken family room. The kitchen has its own personality with leather honed Violette Calcutta marble on the center island and counter tops. Marble tile walls and contrasting marble tile on the floors add interest. Unique plaster cone light pendants with gold leaf interior treatment add a warm glow and compliment the brass fixtures. The family room is a spacious retreat with a vaulted beamed ceiling and large Roman arch steel windows that are informed by the front facade.

Beyond the family room is the mud room with multicolored mosaic marble floor rectangles. There is a wonderful powder room here with terrazzo walls and a bright charming artwork by a family member with the irresistible message "Be Nice!". Above this area is a weight room. In the other direction is the bar area with flush ebony cabinetry and hand painted walls by Los Angeles artist, James Mobley. A round table with seating invites everyone to join in the fun.

On the east side of the home is a gallery hallway that sports a Groin ceiling. One room serves as the family's office area. This room has a paneled vinyl wall covering that simulates grass cloth. Another room is a game room for the couple's young twins. And not to be missed is the moody monochromatic powder room. Ascending the main stairwell is a treat due to the riser height and curved treads. The staircase opens on to a large landing that functions as a play area. The upper hallway has a soaring ceiling with large skylights and up lights as well as original exterior windows.

Of particular note in the master suite is the convex mirror image relationship between the floor and ceiling woodwork. A brand new master bath and closets are another bonus. Currently, the couple's young twins share a bedroom. Their bathroom has a random white marble mosaic floor and is all new construction. Additionally, there is a guest bedroom.

Mission accomplished! With great sensitivity this project pays homage to legendary architects Fooshee and Cheek. However, the new improved interior incarnation and exterior treatments surprise at every turn and are testimony to how timeless and versatile great architecture is.



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