

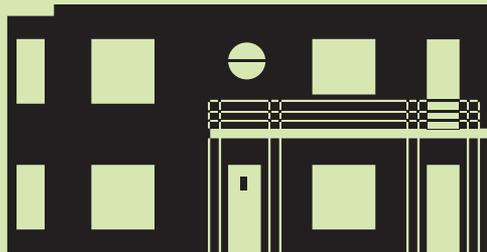
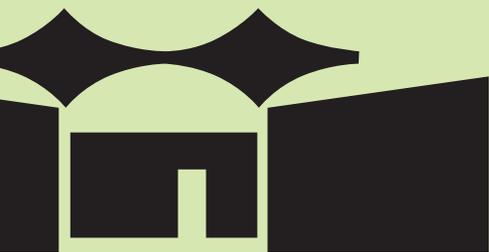
Preservation Austin
HISTORIC HOMES
TOUR 2015



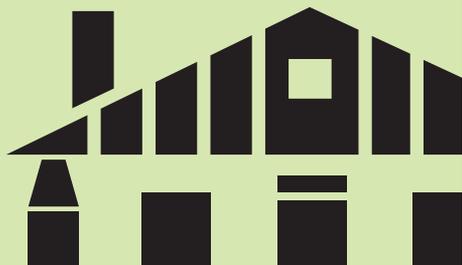
23rd Annual Homes Tour



May 2, 2015 10am - 4pm



www.preservationaustin.com





Homes Tour 2015 Committee Chairs

STEERING COMMITTEE

Jennifer Marsh
Maureen Metteauer
Tracy Sullivan

LOGISTICS COMMITTEE

Michael Strutt
Tracy Warren

PRESERVATION AUSTIN STAFF:

Kate Singleton,
Executive Director
Lindsey Derrington,
Programs Coordinator

RESEARCH

Phoebe Allen
Marty Moulthrop
Sarah Rodriguez

HOUSE CAPTAINS

Phoebe Allen
Rick Black
Diana Diaz
Kris Hyatt
Sarah Marshall
Carl McQueary
Julia Morrow
Charles Peveto
Kelley Russell
Marian Schwartz
Caroline Wright

Special Thanks

Michael Barnes, Social Columnist,
Austin American-Statesman

Humanities Texas

Dr. Caroline Frick and
Sarah Marshall,
Texas Archive of the Moving Image

Lori Martin, Angela Reed,
and Staff, Paramount Theatre

Preservation Austin extends its warmest thanks and gratitude to this year's hosts for sharing their beautiful homes and offices with our community.

We would also like to thank our more than 130 dedicated volunteers for their hard work in making this year's tour a reality! At heart, preservation is a grassroots effort.

Many Thanks to our Generous Sponsors!

Gold Sponsors

Bratten Thomason
Castle Hill Partners
John Donisi & Gina Hinojosa

Silver Sponsors

Paula & Lee Aaronson
Architects Clayton & Little
Danette Chimenti
Ken Turlington, Terry McDaniel & Co. Investment Council
Prosperity Bank
Shelly Hemingson, Your Central Austin REALTOR® Keller Williams
David Wilson Garden Design
NEST Modern
Mark Seeger & Jeff Harper, IBM Matching Grant
designhouse
Lin Team & Lazan Pargaman, The Kinney Company
ML&R Wealth Management
Tom Hurt & Kathie Tovo
The Stiles Real Estate Agency

Bronze Sponsors

Avenue B Development
The Gill Agency Residential Real Estate
Gracy Title/Dan Nelson, Attorney at Law
Dr. Brad & Colleen Theriot
Alyson McGee, JB Goodwin REALTORS®
Texas Construction Company

In Kind

Cultivate PR
Shoehorn Design



Preservation Austin welcomes you to the 23rd Annual Historic Homes Tour. One of Austin's greatest assets is the wealth of intact historic neighborhoods that stabilize and enhance our City. The Homes Tour provides a valuable opportunity to raise awareness and appreciation of these noteworthy neighborhoods. We hope you learn about our community's history and see how your neighbors value older neighborhoods, preserving the qualities that made them special.

Preservation Austin's work is made possible through the generous support of our members and sponsors. We've led successful efforts to improve Austin's Historic Landmarks program, help institute Local Historic Districts, protect the historic character of the Governor's Mansion, and advocate for the Capitol View Corridors. These actions are added to our continued vigilance of protecting treasured historic assets. We also provide educational workshops on greening historic homes, state and federal historic tax credits, window repair and restoration, and buying and selling historic homes for realtors.

Become a member and get involved in our mission to promote and protect Austin's diverse cultural heritage and architectural history through the preservation of historic places. There are a myriad of ways to apply your time, talents and interests. Visit our website at www.preservationaustin.org or contact us at programs@preservationaustin.org.

Join us in "Saving the Good Stuff"!

Warm Regards,

Shelly Hemingson
Executive Director

HOUSE RULES

While inside the homes:

No Smoking

No Food or Drink

No Strollers

No High Heels

Do not touch any items in the home

No unattended children

PHOTOGRAPHY POLICY

NO interior photography in any of the homes.

When taking EXTERIOR photographs, however, make sure to share your experience using #atxhometour on Twitter and Instagram!

About Preservation Austin

Preservation Austin (PA) has been our community's leading voice for the preservation of historic buildings and places for over 60 years. Founded in 1953, we protect the diverse architectural and cultural heritage of greater

Austin. PA is a proactive leader which partners with local, state, and national policymakers as well as like-minded organizations to ensure that preservation is at the forefront of the public policy agenda. Backed by a dedicated team of board members, volunteers, sponsors, and staff, we work to enable all members of the community to have an active role in ensuring that Austin's unique past is part of our shared future.

Follow us on:



STILES

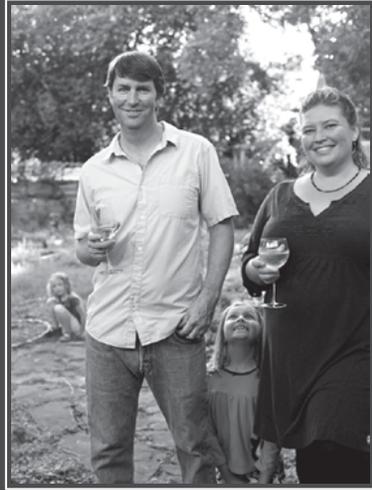
REAL ESTATE AGENCY

Proud to
Help Save the
Good Stuff.



THESTILESAGENCY.COM

512.663.7619



John Donisi & Gina Hinojosa

support

Preservation Austin

1870: The Castle

1111 West 11th Street



"The Castle" was built by the Texas Military Institute upon its relocation from Bastrop to Austin in 1870. Original plans called for a square building with a tower at each corner; only two of these were completed, one of which later burned. The school modeled its self-described "Norman style" architecture and curriculum after older institutions including the U.S. Military Academy at West Point and the Virginia Military Institute. The Castle itself was the focal point of 32-acre boarding campus where hundreds of cadets studied a range of technical and classical subjects. As the name would imply,

they also participated in military exercises though the Institute was not affiliated with any branch of the U.S. Armed Forces.

The school closed in 1879 when its faculty left to assume positions at Texas A&M University, after which the building housed lauded German-American educator Jacob Bickler's Texas German and English Academy. The Castle was subsequently converted into an elegant single-family residence. Most notably, it was home to Dr. and Mrs. Dalton and Margaret Richardson from 1922 to 1954. Dr. Richardson was a prominent radiologist and his wife was an equally prominent civic leader; they added the Castle's wraparound porch prior to 1950 and were widely associated with their unusual home. By the 1990s, however, the building had deteriorated significantly. Vandals had taken their toll and the Castle was open to the elements, as well as a steady stream of indigents and high school students.

Two local businessmen rescued the property from bankruptcy proceedings in 2006. They embarked on a comprehensive adaptive reuse program designed by Dick Clark + Associates to convert the Castle into beautifully rehabilitated offices, which their firms occupied beginning in 2010. Castle Hill Partners has been the sole occupant since 2013. Today the Castle, replete with its crenelated roofline and octagonal tower, lords above Shoal Creek at the heart of a local historic district bearing its name. It is truly one of Austin's most visible and unique landmarks.

www.thekinneycompany.com

From Victorian to Mid-Century Modern
We're Your Heritage Homes Experts!



Lin Team and Lazan Pargaman



KINNEY COMPANY
REAL ESTATE

www.thekinneycompany.com



Jeff Harper & Mark Seeger
support
Preservation Austin

1918: Old West Austin Craftsman

606 Highland Avenue



This 1918 Craftsman bungalow is a contributing member of the West Line National Historic District, named for the West Sixth Street streetcar line which spurred the area's development. The house was occupied by a series of middle class residents, including Allan McLaughlin, a

printer for the *Austin American*, and his wife Ruby; Kurt and Meta Schmedes, later prominent supporters of the Austin Symphony; and Linn and Roxie Fertsch, both educators. William and Bertha Newark purchased the house in the early 1950s and it remained in their family for forty years. Mr. Newark was a driver for Southern Pacific Transportation while his wife operated Kim's Beauty Shop out of their home. Mrs. Newark rented out part of the home after her husband's death in the late 1970s. By the 1990s it had been divided into three rental units, two upstairs and a basement apartment.

When owner-architect Nick Deaver and his wife Kathleen bought the property in 1999, it was in terrible condition and had been tagged by a developer for demolition. They began their 16-year renovation by stabilizing the structure, replacing cedar piers with steel columns and digging out an area beneath the house for a modern addition. Asbestos siding was removed to expose the original teardrop pine clapboard exterior. The fireplace is original, as are the long leaf pine floors which were hidden under four layers of linoleum and carpeting. The sleeping porch, enclosed in the 1950s, has been reworked to become a bathroom. The enclosed back porch has been replaced with a full-width covered porch. The family lived here throughout the entire project, including almost a full year without heat or air conditioning! Thanks to their sensitive renovation, however, this house is ready for its second century.

CULTIVATE
PUBLIC RELATIONS
PROUDLY SUPPORTS
PRESERVING AUSTIN'S
HISTORIC TREASURES.



Shoehorn Design

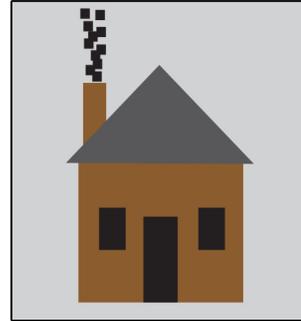
Design That Fits.

808 Waller St.
Austin 78702
www.shoehorndesign.com

NEST Modern
offering modern
design for
historical Austin

visit our new
location at
2603 S. Congress

www.nestmodern.com



J Pinnelli Company LLC
General Contractor
P.O. Box 50038
Austin, Texas 78763
512.478.5958
www.pinnelli.com

Translating visions into reality for three decades.

PROUD SUPPORTER OF
**PRESERVATION
AUSTIN**

Terry McDaniel & Company
INVESTMENT COUNSEL

2630 Exposition Blvd., Ste. 300
Austin, Texas 78703
(512) 495-9500
www.tmcadanco.com

*Celebrating 30 years of providing investment advice
and portfolio management to Austin area families*



**PRESERVATION
— AUSTIN —**
FORMERLY HERITAGE SOCIETY OF AUSTIN

Make sure to follow us on



**to stay up to date on
preservation events and
news in our community!**

1934: Bull House

2213 E. Windsor Road



Contractor E. B. Snead built this Revival style stone house for \$10,000 in 1934. It is rumored to be the work of University of Texas School of Architecture founder Hugo Kuehne. The Bull family acquired it in 1940 starting with banker Alfred Bull, son of R. P. and Margaret Castleman Bull of the historic Castleman-Bull House. He in turn sold the house to his brother

Howard and sister-in-law Sue in 1947. Howard Bull, an insurance agent who chaired the City Board of Equalization in the 1950s, lived here until his 2004 death at age 102.

What makes the Bull House unique? It features architectural details such as stone brackets, ironwork, and interior woodwork salvaged from the University of Texas' Old Main Building, constructed from 1883 to 1899. Old Main was controversially demolished in 1934 to make way for a new Main Building designed by Paul Cret. The Texas Exes and Austin Chamber of Commerce fought to save its Victorian Gothic tower, however, and carefully measured and numbered its various components with plans to reconstruct it on a different site. The Great Depression thwarted their plans the tower was never rebuilt.

The rest of Old Main's materials fared better, and were reused by none other than E. B. Snead. Snead's company oversaw the building's demolition, after which he salvaged and sold much of its highly-valued lumber and windows to distributors. In the case of the Bull House, he repurposed a range of architectural fragments into the home's design. It features a range of Old Main's stonework, including pieces featuring repeated Masonic symbols and gothic flowers. Some decorative brackets are visibly chipped, scars from Old Main's demolition. In an interesting twist, the house' arcade overlooking Pease Park mimics the new Main Building's façade.

The Bull House was slated for demolition against the neighborhood's wishes when its current owners, architect Tina Contros and contractor Robert Kearl, purchased it. They embarked on a year and a half-long renovation which entailed major structural reinforcements to stabilize the house on its sloping site. The historic floor plan and original features such as steel-framed windows were preserved, and a period-appropriate Ludowici tile roof was installed.

STILES

REAL ESTATE AGENCY

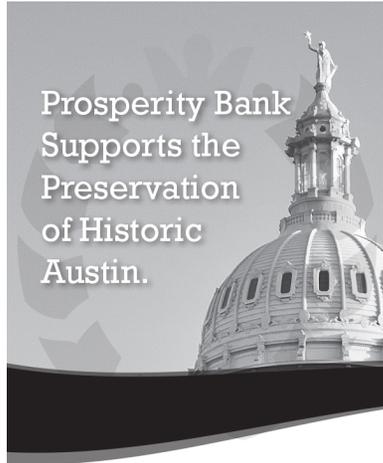
Proud to
Help Save the
Good Stuff.



THESTILESAGENCY.COM

512.663.7619

Prosperity Bank
Supports the
Preservation
of Historic
Austin.



Member
FDIC

www.prosperitybankusa.com



Architects
Clayton & Little



www.claytonandlittle.com

CEDAR DOOR
REAL ESTATE



Shelly Hemington

proudly supports
Preservation Austin

cedardoorrealestate.com

512.423.7446

1940: Art Moderne

1206 Lorrain Street

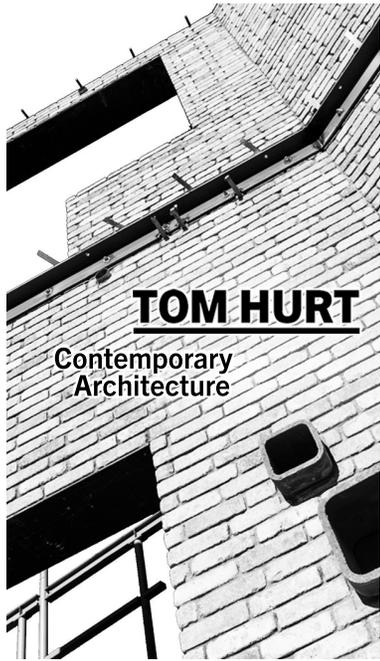


This excellent (and rare) local residential example of the Art Moderne style was built as a duplex in 1940. Art Moderne was popular after 1930 on the heels of Art Deco, influenced by the era's streamlined

industrial designs for ships, airplanes and automobiles. The style emphasizes curving forms, long horizontal lines, and nautical elements such as railings and porthole windows. This house exhibits many of these features, including its asymmetrical facade, exterior walls with minimal applied ornament, flat roof, porthole window, steel pipe column balcony supports, and streamlined metal balcony railing.

It was built for Dorothy A. Nichols, a championship golfer who worked for the Internal Revenue Service for many years. She lived here for about five years and retained ownership for several years after she married and moved away. From 1945 to 1970 the duplex had a number of renters including a salesman, purchasing agent, and architect, after which it was purchased and occupied by Maye and Virginia Parton and Mrs. Florence Dunn. Virginia Parton was Associate Editor of the Texas Bar Journal for more than 34 years.

The architect worked with the current owners to convert the building into a single-family residence. Renovations began with major foundation work. This necessitated the deconstruction of all four brick façades, after which the brick was stored on site and reused. The main façade, with its repainted brick and original windows and railings, was restored and appears virtually unchanged from the original. Windows on the side and rear façades were replaced with new, insulated windows of the same style. In the process of transforming the upstairs and downstairs units into a single home, the interior was taken down to the studs. Stairs were relocated and interior partitions were reconfigured to satisfy the family's requirements. The original wood floors remain and a telephone niche was reused, but all other interior finishes are new. A first floor addition was added to the side and rear façades, and a detached carport with a garage apartment above was also added to rear of the lot.



TOM HURT

Contemporary
Architecture

designhouse

512 567 0889
jennifer@designhouse-tx.com
2408 Windsor Road Austin, TX 78703

**PRESERVATION
— AUSTIN —**

**SAVING THE GOOD
STUFF SINCE 1953.**

WWW.PRESERVATIONAUSTIN.ORG

P.O. Box 2113 - Austin, TX 78768
512-474-5198
info@preservationaustin.org

*ML&R Wealth Management
is a proud sponsor of
Preservation Austin's 2015
Historic Homes Tour*

*We work to bring order, direction and
confidence to your financial future through a
well thought out wealth management plan.*

ML&R Wealth Management
Wealth Planning | Investment Management | 401(k)
512.370.3200 | www.mlrm.com

1954: River Road Ranch

3701 River Road



This 1954 ranch was home to Austin Beverage Company president Rex Shields and his family for more than 40 years. Born on a farm near Mineola, Texas, he graduated from the University of Texas and served in the U.S. Navy during World War II. Mr. Shields was a member

and past president of several civic organizations, such as the Austin Chamber of Commerce, Downtown Austin Kiwanis Club, Better Business Bureau and Goodwill Industries, to name a few. He was also past Master of Masonic Lodge No. 12 and played trombone in the Shrine Band for four decades. His wife Chrystle was also actively involved in the community, and regularly hosted civic and social events in their home.

When the house was acquired by the present owners it was due for a renovation. They enlisted Tom Hurt Architecture for the design and made the conscious, sustainable decision not to add to the existing 3100-square-foot structure. A major feature of the renovation is the living area's eight-foot ceiling, which was replaced with a custom-milled fir plank ceiling extending seamlessly from the home's interior to its exterior. This maintained the space's warm and low-scaled feel while visually connecting the front and back yards as well as views across Lake Austin. Original two-light double hung windows were refurbished and, in certain areas, relocated. A mirrored wall at one end of the living room gives the impression that the window wall is twice as long as it actually is. The fireplace was rebuilt using Arkansas ledgestone which closely matches the exterior's ledgestone. A new pavilion, whose simple form references an original, adjacent stone barbecue grill and chimney, allows the family to enjoy their view of Lake Austin and the setting sun.

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:

- * PA's quarterly newsletter
- * Discounts on PA events
- * Invitations to unique social events
- * Programs presented by leading preservationists and historians
- * Opportunity to contribute to the community by preserving its historic and cultural resources

SIGN ME UP AS A MEMBER OF THE PRESERVATION AUSTIN:

- | | |
|--|---|
| <input type="checkbox"/> Preservationist \$5,000 | <input type="checkbox"/> Inherit Austin \$90/\$65 |
| <input type="checkbox"/> Benefactor \$2,500 | <input type="checkbox"/> Partner \$100 |
| <input type="checkbox"/> Heritage Circle \$1,000 | <input type="checkbox"/> Family/Dual \$75 |
| <input type="checkbox"/> Advocate \$500 | <input type="checkbox"/> Contributor \$50 |
| <input type="checkbox"/> Friend \$250 | <input type="checkbox"/> Other _____ |

Name

Address.....

City.....State.....Zip.....

Daytime Phone.....Evening Phone

Fax.....Email

My check is enclosed (Please make checks payable to Preservation Austin)

Please charge to my: Visa Mastercard AmEx

Card Number:.....Exp. Date.....

Your Signature:.....

Thank you for your support!

Mail to: Preservation Austin, P.O. Box 2113, Austin, Texas 78768



1964: Butterfly House

312 Ridgewood Road



The Butterfly House, also known as the Fletcher-Phillips House, was designed and constructed by master architect-builder-developer Arthur Dallas Stenger (1922-

2002) in 1964. Stenger began his career in the early 1940s both designing and developing affordable contemporary housing for Austin's middle class. His approach is often compared to that of California developer Joseph Eichler. Stenger's roughly 100 works are concentrated in three developments, the A. D. Stenger Addition and South Lund Park in Barton Hills and Ridgewood Village in Rollingwood. By the mid-1960s, he had dubbed himself the "Builder of Homes for Moderns." His clients included notables such as John Henry Faulk, Cactus Pryor, and Frank and Sue McBee.

The house is noted for its scalloped roof, evocative of Fehr and Granger's award-winning 1959 design for Austin's Robert Mueller Airport (demolished in 2002). The scallops remind some of butterfly wings, hence its nickname. Stenger offered the Butterfly House for just \$39,000 after its completion, and its first known occupants were University of Texas Graduate Studies Chair Willard Fletcher and his wife Jean. Its second owner was James Robert Phillips, who directed the art and production departments of Austin-based publisher Steck-Vaughn and later served as its Vice President. Between these owners, when the Butterfly House was for sale in 1972, its marketing tagline was "Sinfully Contemporary."

The current owners purchased the home in 2008. They turned to architects Rick and Cindy Black to design a renovation that would modernize the house while still respecting its design. A pit fireplace was removed from the living room, as were partition walls around the kitchen, to create an open living space that takes advantage of banks of windows along the main and rear facades. The kitchen's redesign includes mid-century features such as casework raised on 10-inch stainless steel supports. Energy efficiency was increased by removing five single pane aluminum doors along the main façade and replacing them with insulated, double-paned UV-blocking windows. Completed in 2013, the project received a Preservation Austin Merit Award a year later.



**PRESERVATION
— AUSTIN —**
FORMERLY HERITAGE SOCIETY OF AUSTIN

TEXAS HISTORIC PRESERVATION TAX CREDIT WORKSHOP

**MAY 15
8AM-NOON**

**THE NORTH DOOR
502 Brushy St, ATX 78702
\$50 GENERAL ADMISSION,
\$10 STUDENT ADMISSION**

The new Texas Historic Preservation Tax Credit has the potential to make a major impact on economic revitalization across our state. It offers wide-ranging opportunities for a diverse group of stakeholders, including developers, architects, realtors, urban planners, preservation consultants, nonprofits, investment firms, and local and state leaders and officials. Knowing how to navigate the program is key, though. This four hour workshop will focus on the nuts and bolts of the new credit, including what projects will qualify, who can take the credit, how the credit can be sold, and more. Our expert speakers will address the Federal Historic Tax Credit, New Market Tax Credit, and other companion credits, and will discuss their expectations for how the new state tax credit will function in the coming years. Coffee and light breakfast provided!

**VISIT WWW.PRESERVATIONAUSTIN.ORG/EVENTS
FOR MORE DETAILS.**

**Presented in conjunction with the Texas Historical Commission.
Sponsored by Hardy•Heck•Moore, Inc.**

PA Board of Directors 2014-2015

OFFICERS

Shelly Hemingson,
President
Alyson McGee,
President Elect
Bratten Thomason,
1st Vice President
Lin Team,
2nd Vice President
Kim McKnight,
Secretary
Vanessa McElwrath,
Treasurer
Tom Stacy, Immediate
Past President

DIRECTORS

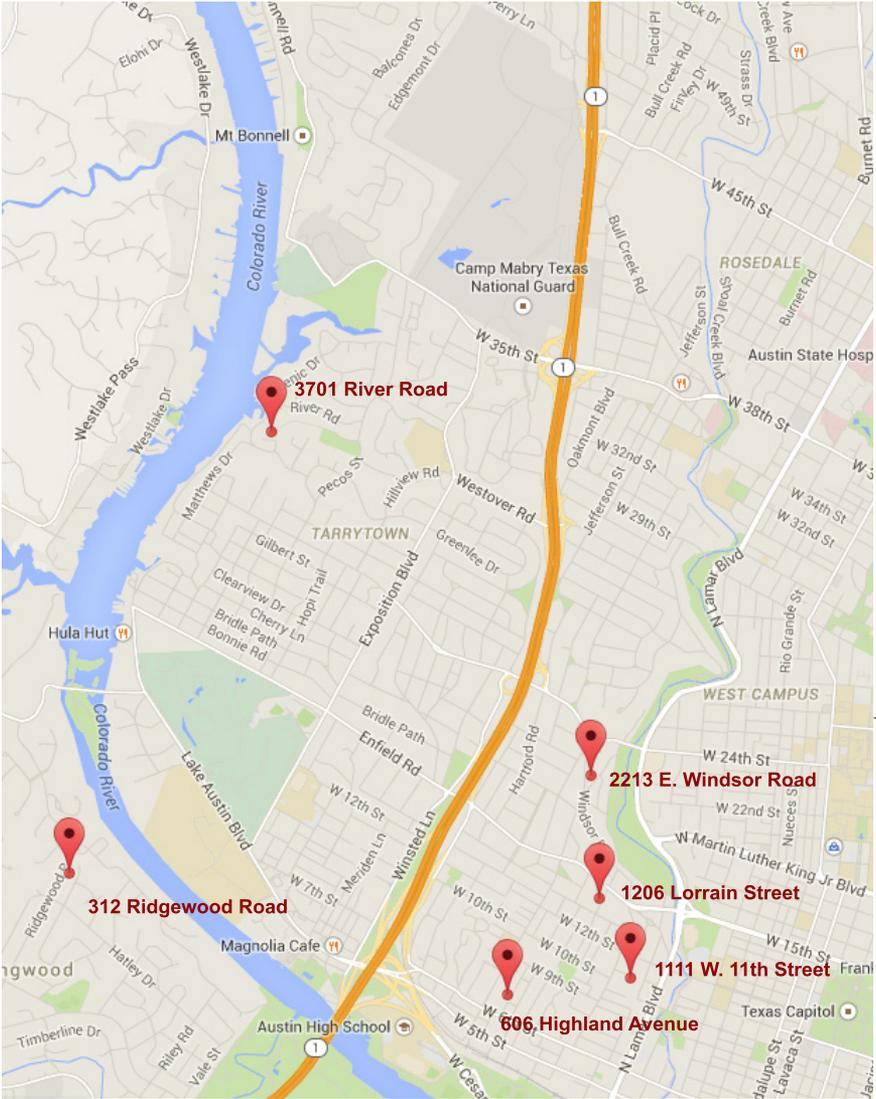
Paula Aaronson
Sabrina Brown
Lisa Byrd
Clay Cary
Danette Chimenti
Sam Davidson
John Donisi
Lauren Smith Ford
Ann S. Graham
Jerry Harris
Chris Hendel
Ken Johnson
Saundra Kirk
Richard Kooris
Tim League
Jennifer Marsh
Scott Mason
Dennis McDaniel
Andrea McWilliams
Stephen Webb

VOTING REPRESENTATIVES

Michael Holleran,
UT School of
Architecture
Michelle Slattery,
Inherit Austin
John Rosato,
City of Austin
Landmark Commission
Mike Ward,
Pioneer Farms

WATERLOO SOCIETY

Paula & Lee Aaronson
Ann Griffith Ash
Joanie Schoener Bentzin
Carrie Bills
BlueCross BlueShield of
Texas
Booth Heritage Foundation
(Suzanne Deal Booth &
David G. Booth)
Sabrina & Jay Brown
Janis Burrow
Ann Butler
Mimi & Bob Buzbee
Karen & Clay Cary
Danette Chimenti
Richard Craig
Tim Cuppett & Marco Rini
Cultivate PR
(Sam & Ty Davidson)
Jim DeCosmo
Gina Hinojosa &
John Donisi
The Driskill Hotel
(Scott Mason)
Cissie & Dillon Ferguson
Regan & Billy Gammon
Ann S. Graham &
Arlen Johnson
Beth & Tom Granger
Green Mango Real Estate
(Carrie Bills)
Green Pastures
(Becky & Bob Buslett)
Frost Bank (Lutie Butler)
H4M (He's For Me)
Debbie & Mark Hanna
Dealey Herndon
James Hillhouse IV
Courtney & Clark Hoffman
Meta Butler Hunt
Luci Baines Johnson &
Ian Turpin
Richard Kooris
Karrie & Tim League
Christine & John Mattsson
Peter Flagg Maxson &
John C. R. Taylor III
Marilyn McBee
Jill & Dennis McDaniel
Emily Moreland
Rosemary Morrow
Carole & George Nalle, III
Carol Nelson
Julie & Patrick Oles, Jr.
Jerre & Fern Santini
C. Aubrey Smith, Jr.
Sam Stone
Charles Stuart
Lin Team & Lewis Donelson
Bratten Thomason & Randy
Dalton
Roxanne & Rodney Varner
David Wilson
Carol Winkel
Patricia Winston & Bill Head
Eva & Marvin Womack



AUSTIN THROUGH THE AGES HOME LOCATIONS:

- The Castle - 1111 W. 11th Street
- Old West Austin Craftsman - 606 Highland Avenue
- The Bull House - 2213 E. Windsor Road
- Art Moderne - 1206 Lorrain Street
- River Road Ranch - 3701 River Road
- Butterfly House - 312 Ridgewood Road