



27TH ANNUAL

PRESERVATION AUSTIN

HOMES TOUR

THE ART OF
THE CRAFTSMAN STYLE

APRIL 27, 2019
10AM - 4PM

For more information, please call (512) 308-3518.



AUSTIN'S GATHERING PLACE

CENTER YOURSELF

Join our community in historic Rosedale and experience daily living that's in the moment, out of the ordinary, and at the center of everything Austin has to offer.

LiveAtTheGroveATX.com



For more information, please call (512) 308-3518 or visit The Grove Store at 1818 West 35th Street.



**20+ Acres of
Greenspace**



Upscale Homes



**Vibrant Mixed-Use
Community**

NOW SELLING

Condos

from \$450,000

Townhomes

from \$625,000

Single-Family Homes

from \$1,125,000



TABLE OF CONTENTS

TOUR INFORMATION.....	5
HOMES TOUR SPONSORS.....	7
ACKNOWLEDGMENTS.....	9
THE ORIGINS AND IMPACT OF THE ARTS AND CRAFTS MOVEMENT.....	11
THE AMERICAN BUNGALOW: A NEW KIND OF ARCHITECTURE.....	15
2002 E. 16TH STREET.....	19
3810 DUVAL STREET.....	23
4206 AVENUE D.....	25
3118 WHEELER STREET.....	27
1412 W. 9TH STREET.....	29
1608 TREADWELL STREET.....	31
302 TERRACE DRIVE.....	33
POINTS OF INTEREST.....	35
BOARD OF DIRECTORS.....	39



NICK DEAVER

www.nickdeaver.com

409 Colorado | Winner, 2018 Preservation Merit Award



FORGE CRAFT ARCHITECTURE X DESIGN
WWW.FORGECAFTARCHITECTURE.COM | 512 872 6655

TOUR INFORMATION

TOUR BASICS:

Seven homes, along with our tour headquarters at Preservation Austin's office, will be open between 10AM and 4PM. "Points of Interest" highlighted in this program are not official stops on the tour and may not be open to the public, so please be mindful of owners' property and privacy.

TRANSPORTATION:

Bike racks, courtesy of Bike Austin, are available at or near all tour locations. **Note that racks will not be staffed and individuals will be responsible for securing their own bicycles; Bike Austin will assume no liability for lost, stolen, or damaged equipment.** Street parking is available near every home and at Preservation Austin's office.

HOUSE RULES:

- No smoking
- No food or drink
- No strollers
- Do not touch any items in these homes.
- Do not use bathrooms in these homes.
- Do not leave children unattended.

PHOTOGRAPHY POLICY:

Interior photography is not allowed. Exterior photography is welcome using @preservationaustin and #pahomestour!

SHOE POLICY:

We ask that you wear booties provided at each ticket-taking station while inside these homes. Please remove pointy high heels or bike shoes with metal clips altogether. Thank you!

These homes are not ADA accessible. We sincerely apologize for any inconvenience.

2019 HOMES TOUR COMMITTEE

Lori Martin
Event Chair

Kathleen Deaver
Harmony Grogan
Kris Hyatt
Hamilton Jones
Vanessa McElwrath
Elisha Perez
Barbara Ricketts
Blake Smith
Michael Strutt
Tracy Warren

PRESERVATION AUSTIN STAFF

Lindsey Derrington
Programs Director

HOUSE CAPTAINS

Marla Akin
Patricia Albright
Michael Camden
Elizabeth Charters
Harmony Grogan
Ryan Guggenheim
Erica Keast Heroy
Salli Hosseini
Nanette Labastida
John McAlpin
Olivia Miller
Blake Smith
Cyrus Yerxa



GARDENS
AT VERDE VISTA



Life's Just Easier Here!

**Private Luxury, Lock & Leave
Garden Home and Villa Community
in the Peaceful Georgetown Hill Country**



101 Red Rose Drive, Georgetown, TX 78628
www.GardenAtVerdeVista.com
(512) 863-9999



SPONSORS

TITLE

IBC Bank

UNDERWRITER

The Grove/MileStone Community Builders

HOUSE

Colin Corgan

ML&R Wealth Management/Maxwell Locke & Ritter

PSW Realty

Spicewood Development

GOLD

BKCW Benefits, Insurance, Relationships

Clayton Bullock, Moreland Properties

Alyson McGee, JBG Goodwin REALTORS®

Page

J. Pinnelli Company LLC

Risinger & Co.

The Stiles Real Estate Agency

David Wilkes Builders

David Wilson Garden Design, Inc.

BRONZE

Adelo Mortgage

Alamo Drafthouse Cinemas

Austin Title

Clayton & Little

CleanTag

Coats Rose, PC

Corridor Title

Duckworth Custom Homes

Eastside Lumber & Decking

Frost

Paul Lamb Architects

Legacy DCS

Murray Legge Architecture

Lori Martin and Stacey Fellers

Pluck Architecture

Prosperity Bank

The Renner Project

Joel Richardson, PrimeLending Branch Manager

Lin Team, Old Austin REALTOR®

Brad and Colleen Theriot

Uptown Modern

Wilson AC & Appliance

IN KIND

Austin Eastciders

Bike Austin

Dynamic Reprographics

Eva Street Properties

Leonid Furmansky

Giant Noise

HausBar Urban Farm & GuestHaus

Hillside Farmacy

NeWorldDeli

Prepped ATX

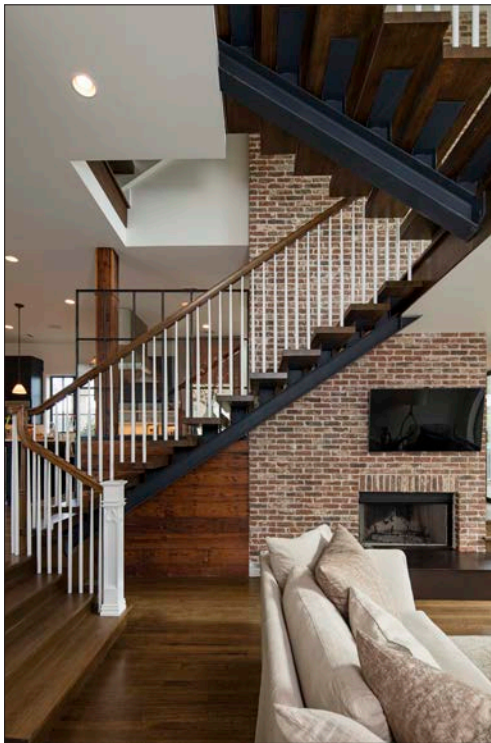
Paige Sipes Graphic Designer & Creative

St. Elmo Brewing Company

Z'Tejas

MEDIA PARTNER

CultureMap



DAVID
WILKES
BUILDERS

HBA Remodeler of the Year 2012-2018

David and Catherine Wilkes
DavidWilkesBuilders.com
[512] 328 9888



WE KNOW AUSTIN

TNT
TEXAS NATIONAL TITLE
A MOTHER LODE COMPANY

WWW.TEXASNATIONALTITLE.COM

TNT takes great pride in the preservation of Austin through title examination and closing transactions to insure property ownership in all areas of town, both old and new.

— Experts You Need. Partners You Can Trust. —

ACKNOWLEDGEMENTS

Program Design by Yung-Ju Kim

Logo by Paige Sipes, Graphic Designer & Creative

2019 Homes Tour Photography by Leonid Furmansky

Map by Jon Hagar, Forge Craft Architecture + Design

“The Origins and Impact of the Arts and Crafts Movement” by Anna Nau

Text by Lindsey Derrington, Preservation Austin Programs Director

Printed by Dynamic Reprographics

Thanks to Casey Woods Photography and J.D. Lewis edgeoflight.com

Preservation Austin extends our sincerest thanks to this year’s featured homeowners for sharing their homes with our community:

Medora and John Barkley
Carolyn and Bob Gee
Harmony Grogan and Jacob Scheick
Erica and David Heroy
Christine and Ted Huston
Julia Spann and Paul Carapetyan
Erin and Matt Thompson

This process involves countless emails and meetings in coordination with staff and volunteers, along with endless preparations during the months leading up to this event. The tour would not be possible without them, and their stewardship of these incredible historic homes is an example to us all.

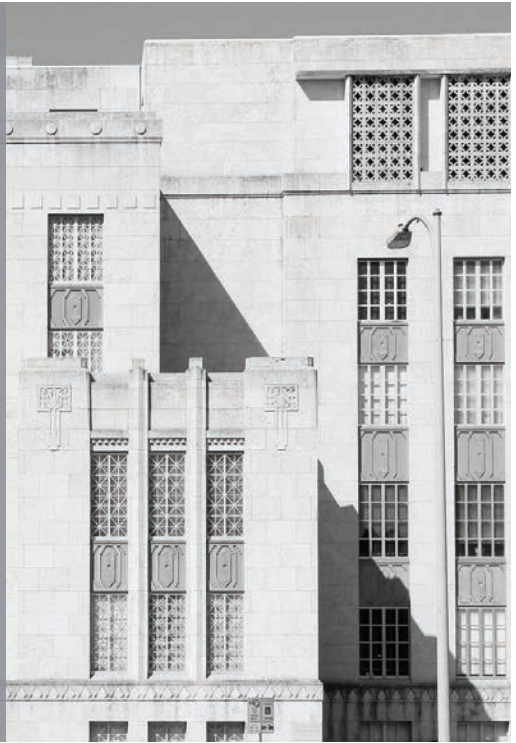
Thank you to our 2019 Homes Tour Committee, our House Captains, and our one hundred docents, ticket takers, and set-up volunteers! Your enthusiasm for our mission inspires us year after year.

Page/

Providing visionary
architecture and
design solutions
since 1898.

Architecture
Engineering
Interiors
Planning
Consulting

Austin / Dallas / Denver / Houston /
Mexico City / San Francisco / Washington DC /
International Affiliate Offices



Did you get our
postcard? No?
That's because
100% of our
ad budget goes
to non-profits
(like this one).
See you around
the neighborhood.



THESTILESAGENCY.COM

THE ORIGINS AND IMPACT OF THE ARTS AND CRAFTS MOVEMENT

In the first half of the 20th century, the Arts and Crafts movement inspired new approaches to architecture, interior design, and decorative arts in the United States. It began in Victorian England, where a loosely affiliated group of architects, designers, and theorists sought to counter the degrading effects of the Industrial Revolution. Modern machine production and the division of labor, they argued, had alienated the craftsman. While stylistically eclectic, its leaders were unified in a commitment to reunite the fine arts and the decorative arts through the creation of beautiful, simple, affordable, and handcrafted everyday objects.

BRITISH ORIGINS

The writer and art critic John Ruskin (1819-1900) and the artist-craftsman and businessman William Morris (1834-1896) shaped the Arts and Crafts philosophy. Ruskin believed industrialization had fundamentally corrupted modern artistic production and looked to the past for a remedy. In two highly influential books, *The Seven Lamps of Architecture* (1849) and *The Stones of Venice* (1851–1853), he rejected the machine-made and championed medieval architecture for its “moral” craftsmanship and “honest” use of materials. William Morris, trained as an architect and painter, took up Ruskin’s ideas and became the movement’s figurehead. Beginning in the 1860s, he produced decorative arts objects through the firm of Morris, Marshall, Faulkner & Co. (restructured as Morris & Co. in 1875). Morris and his collaborators, including the painters Edward Burne-Jones and Dante Gabriel Rossetti, found success designing stained glass, textiles, wallpaper,



Morris & Co. textile, 1890s
(Art Gallery of South Australia)

furniture, and metalwork for an affluent clientele – designs that are still popular today. Yet Morris, as an ardent socialist, remained frustrated in his goal that beautiful, handcrafted everyday objects should be within the financial reach of the working class.

Morris's ideals – unity of art and craft, joy in labor, nature and the past as inspiration, simplicity and honesty in materials – inspired a second generation of designers. They developed and spread the Arts and Crafts message through craft workshops and societies, such as the Century Guild and the Art Worker's Guild, lectures, and publications. The Arts and Crafts Exhibition Society, which held its first public exhibition in London in 1888, gave the movement its name. Artists and architects like Walter Crane, T. J. Cobden-Sanderson, and C. R. Ashbee, among others, helped popularize the movement among the British upper and middle classes by the turn of the twentieth century. A few British retailers, beginning with Liberty & Co. and Heal & Son in London, worked with various designers and producers to translate the Arts and Crafts mode into middle class consumer goods like furniture and silver; yet many of the movement's leaders continued to reject this reliance on the machine-made. It was not until the Arts and Crafts made its way to America that it became a truly popular, democratized artistic movement.

POPULARIZATION IN AMERICA

In the late-1890s, Arts and Crafts Societies formed in several American cities, notably Boston and Chicago. Some found inspiration in the movement's social



Newcomb Pottery vase, 1902-1904
(Brooklyn Museum)

goals, setting up utopian artist communities like Rose Valley in Moylan, Pennsylvania, or philanthropic centers like Jane Addams's Hull House in Chicago. By the 1910s, what set the American Arts and Crafts movement apart was its embrace of mass manufacturing; leaving behind the necessity for handcraft yet still emphasizing high-quality, simple design. It was also a diverse movement, with regional influences and a range of aesthetics, including mission style furniture, the Prairie style houses of Frank Lloyd Wright, and Sears, Roebuck & Co.'s Craftsman style catalog homes.

The designer and manufacturer Gustav Stickley promoted Arts and Crafts values along side

his furniture goods in *The Craftsman Magazine* (1901-1916). He also published model house designs, helping to popularize the bungalow type now ingrained in our urban landscape. In Michigan, the Come-Packt Furniture Company merged craft aesthetic with mass-produced, partially assembled furniture sold directly to consumers (a forerunner to today's flat pack IKEA furniture). Popular magazines, such as the *Ladies Home Journal* and *House Beautiful* further endorsed the Arts and Crafts improvement of domestic interiors. American consumers enthusiastically embraced the Arts and Crafts Movement's search for a modern, contemporary aesthetic in the early twentieth century, including right here in Austin.



Gustav Stickley chest, 1903
(Metropolitan Museum of Art)

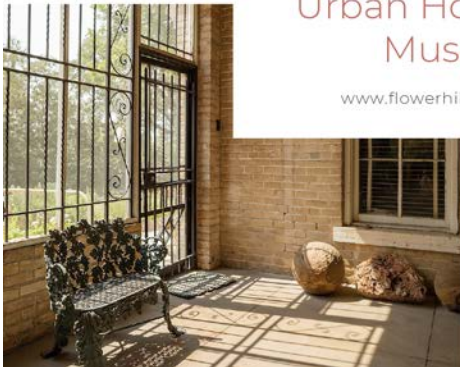
Anna Nau
PhD Candidate, The University of Texas at Austin School of Architecture



PRESERVING AND CULTIVATING
AUSTIN CULTURE SINCE 1877.

Flower Hill
Urban Homestead
Museum

www.flowerhillfoundation.org





WE BUILD PROGRESSIVE, SUSTAINABLE,
WALKABLE URBAN COMMUNITIES

PROUD SUPPORTER OF PRESERVATION AUSTIN

PSWREALESTATE.COM
(512) 201-2700

AUSTIN | DALLAS | SAN ANTONIO | SEATTLE | DENVER



THE AMERICAN BUNGALOW: A NEW KIND OF ARCHITECTURE

So what is a bungalow, and how did it come to be so strongly identified with the Craftsman style?

Bungalows, as a housing type, originated in India. The word itself is adapted from the Hindi *bangla*, meaning a house in the Bengal style. These one-story homes had pyramidal roofs and wide porches providing relief from the hot climate. The British army adapted this native architecture for their officers during the colonial era, and bungalows, more a form than a style, made their way to England and the United States during the late 19th century.

At the time the American Arts and Crafts Movement was focused on interior design rather than exterior style. Gustav Stickley's *The Craftsman* launched its "Home Builders Club" in 1904, offering subscribers new home designs on a monthly basis. The magazine's writers were proponents of regionalist architecture for varied climates. Bungalows were considered particularly suitable for summer homes, but during these early years, "Craftsman Houses" included everything from the Tudor Revival to Mission Revival styles depending on the location.

CRAFTSMAN INTERIORS

Inside, though, *The Craftsman* consistently promoted a new kind of home for the American middle class – one "convenient, harmonious, and related to all its parts." Craftsman style interiors rejected the Victorian era's rigid lifestyle and cheap, mass-produced home goods.

Gone were formal parlors and pretentious entrance halls, now replaced by large,



CRAFTSMAN HOUSE, SERIES OF 1905, NUMBER IV. THE DINING ROOM

An ideal Craftsman dining room (*The Craftsman*, 1905)

welcoming living rooms with prominent fireplaces for families and friends to gather. Wood paneling and roof beams harkened back to medieval times, complimented by serene shades of paint. Spare decoration could include pottery or wall-hangings, while homeowners were cautioned against gaudy Victorian clutter. Even framed pictures were derided as “superfluous and discordant.”

Built-in bookcases, benches, and sideboards not only economized limited space, but insured that homeowners would have no need for “the usual collection of badly-designed and inadequate furniture” that would intrude upon this aesthetic composition. No matter that these features were machine made, in direct contradiction to the Arts and Crafts Movement’s mission; their simple forms gave the sense of permanence and honest craftsmanship, all affordable to the average family.

CALIFORNIA BUNGALOWS



Gamble House by Greene and Greene, 1908

expressed their construction through exposed structural beams and rafter tails. Lush gardens with terraces and pergolas further integrated these homes into their surroundings.

Charles and Henry Greene were this style’s most influential designers. The brothers had studied woodworking and metalworking at Saint Louis’ Manual Training School, the first American high school with an Arts and Crafts-based curriculum, then architecture at MIT. They moved to Pasadena, California and formed their own firm in 1894. Greene and Greene soon developed a thoroughly unique architecture blending the Arts and Crafts Movement’s emphasis on handcraft and structural expression with Japanese design. The firm’s Blacker House (1907) and Gamble House (1908) were total works of art, from carefully detailed exteriors to custom, handmade furnishings.

A NEW AMERICAN ARCHITECTURE

Greene and Greene's works, along with California's distinct regionalist style, represented a new kind of American architecture inspired by a uniquely American landscape. As *The Craftsman* declared in 1908, "Taken all in all, the domestic architecture of the Pacific coast, in its different phases, has grown close to the ideal, since it has succeeded in eliminating nearly all qualities that do not make for health, happiness, and beauty, and in doing so has come to be a living art." The California bungalow became distilled into countless pattern book designs that could be replicated from coast to coast, and the Craftsman style as we know it today was born.

PUBLISHED FEBRUARY 1910



"California Bungalow Homes"

Is the name of the new book of Bungalow pictures, floor plans, mantels, buffets and general interior details. The latest and most complete and practical book of its kind and shows the latest and most attractive Bungalows of moderate cost. Price \$1.00, postpaid, to any address. Sample pages, 10 cents. 128 pages 8 x 11 inches, 241 illustrations. Costs and descriptions given.

We have made a study of the BUNGALOW for many years, improving all the time in exterior beauty and interior coziness and convenience.

Our cabinet kitchens, mantels, buffets, fireplaces, cozy corners, etc., have been copied everywhere.

THE BUNGALOWCRAFT CO.
403 Chamber of Commerce Los Angeles, Cal.

Pattern book advertisement
(*The Craftsman*, 1910)



WOODEYE CONSTRUCTION & DESIGN WWW.WOODEYECONSTRUCTION.COM

We are a proud sponsor of Preservation Austin's Historic Homes Tour



WE CARE FOR OUR CLIENTS. WE CARE FOR EACH OTHER.



At ML&R Wealth Management, we take investing personally. Your advisor will work to develop a lasting relationship with you and provide an asset management strategy to help you achieve your goals.

We serve individuals, families, businesses, and nonprofits with wealth management services, custom retirement and 401(k) plans, and portfolio management.

As a subsidiary of Maxwell Locke & Ritter, we can readily coordinate our wealth management services with their accounting services to address tax issues and any individual and business accounting needs.

Let us be your first call.

512.275.2700

www.mlrrwm.com | www.mlrpc.com

Follow us: @MLRWealth @MLR401k @MaxLocRit



2002 E. 16TH STREET

This 2017 Preservation Merit Award winner features its original built-in bookcases and sideboard, exposed shiplap walls and ceilings, and formal pocket doors. Architect Erica Keast Heroy and her husband David purchased the home for their family of four in 2015. She designed its stunning rear addition and master suite taking the house from a 2/1 to a 3/2. Modern fixtures and textures compliment beautifully-preserved historic fabric, making the home shine after six decades as a rental property.

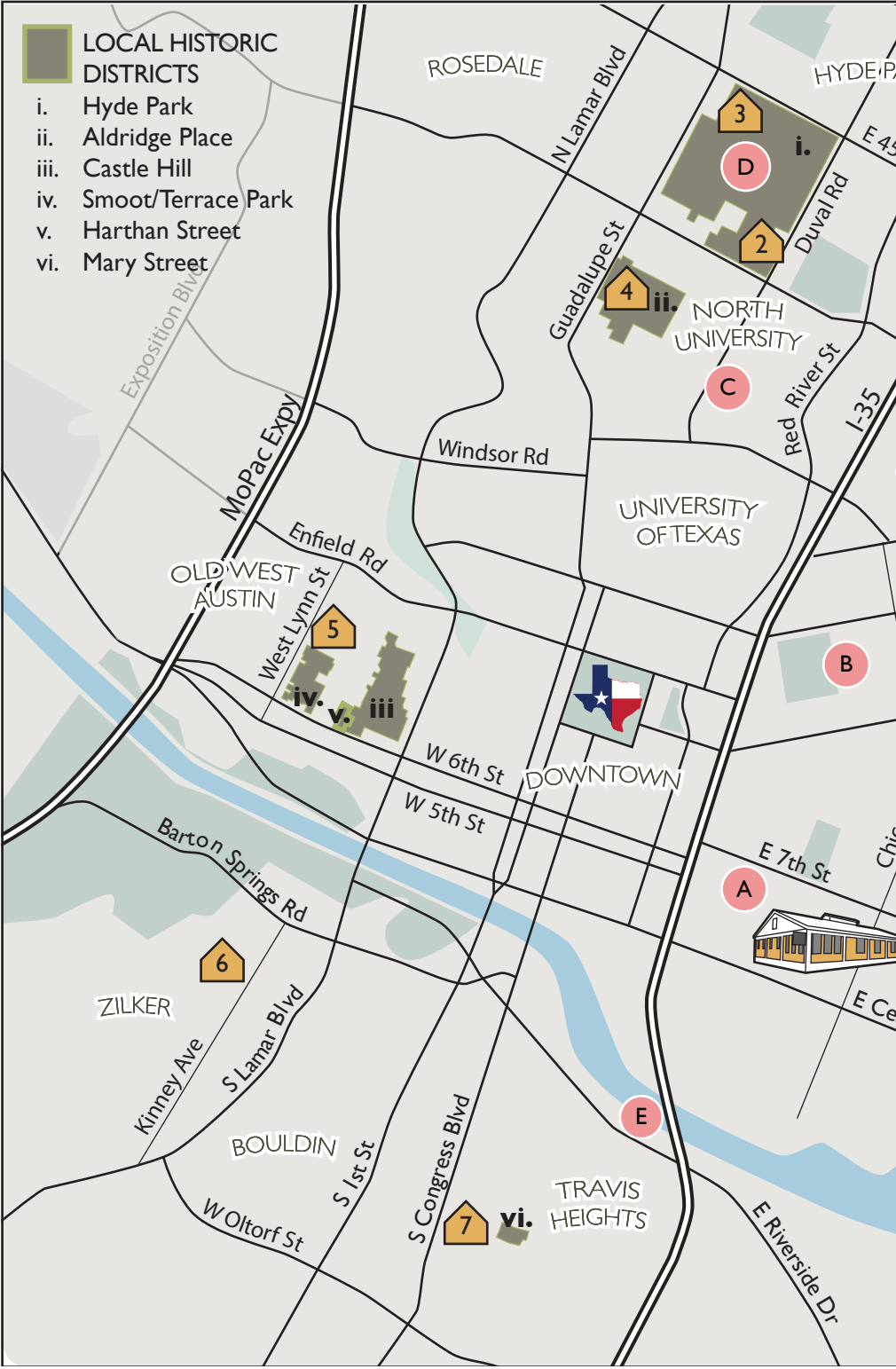
Veola Young purchased the house from a University of Texas auction in 1954 and moved it to this Chestnut neighborhood location. Young and her husband owned East Austin's Hillside Drugstore (now Hillside Pharmacy). Ulysses S. "Doc" Young was a leading African American pharmacist for much of the 20th century, while Veola worked in real estate and owned a beauty shop. Over the years their tenants on E. 16th Street included contractor Oris Winn, Sr., a former pitcher for the Negro League's Austin Palominos, and his wife Ruth. Their son Oris Jr. studied education at Huston-Tillotson University down the road.

Image courtesy of Casey Woods Photography



LOCAL HISTORIC DISTRICTS

- i. Hyde Park
- ii. Aldridge Place
- iii. Castle Hill
- iv. Smoot/Terrace Park
- v. Harthan Street
- vi. Mary Street





Preservation Austin, Main Ticket Station
500 Chicon Street



FEATURED HOMES

1. 2002 E 16th Street
2. 3810 Duval Street
3. 4206 Avenue D
4. 3118 Wheeler Street
5. 1412 W 9th Street
6. 1608 Treadwell Street
7. 302 Terrace Drive



POINTS OF INTEREST

- A. Green and White Grocery, 1201 E 7th Street
- B. Oakwood Annex, 1600 Comal Street
- C. Ettlinger House, 3110 Harris Park Avenue
- D. Bailey-Houston House, 4110 Speedway
- E. Norwood House/Norwood Park Foundation

Presented by



COLIN CORGAN



**COLIN
CORGAN**

PROUDLY
SUPPORTS
PRESERVATION
AUSTIN'S
2019 HOMES
TOUR



3810 DUVAL STREET

Roy L. Thomas designed this picturesque bungalow with Tudor Revival style flare in 1927. It was one of the first completed in the Shadow Lawn Addition, now listed in the National Register of Historic Places and part of the Hyde Park Local Historic District. Thomas had just finished overseeing construction of Congress Avenue's Stephen F. Austin Hotel. His later works included the Streamline Moderne Bohn House (1938) and East Austin's Ebenezer Baptist Church (1954).

Original owners J.E. and Sena Proctor moved to Austin in 1918 upon J.E.'s appointment to the newly-established state Industrial Accident Board, charged with reviewing and settling workers compensation claims. He ran an insurance claims service for two decades and made a short-lived investment in high-end Moon Motor Cars around the time they commissioned this house. The Proctors' daughter lived here until 1958.

Paul Carapetyan, owner of remodeling firm Expert Service Inc., purchased this labor of love in 1988. He and wife Julia Spann have preserved extensive historic fabric ranging from push-button light switches to original Belgian roof tiles. Echoes of a midcentury remodel include a pink bathroom and yellow countertops. The breakfast room features original peacock wallpaper, and the beautiful organic garden has played host to over fifty species of birds.

Image by Leonid Furmansky, 2019 Homes Tour Photographer

THE RENNER PROJECT

COLLECTIBLE 20TH CENTURY FURNISHINGS
& INTERIOR DESIGN SERVICES



MONDAY - SATURDAY, AT LAMAR & 31ST

WWW.THERENNERPROJECT.COM
@THERENNERPROJECT



Home Loans Made Simple



**Proud to
Support the
27th Annual
Preservation
Austin Homes
Tour**

Joel Richardson

Branch Manager

NMLS: 136881

512-203-8244

jrichardson@primelending.com

www.myfinanceteam.com

8310-1 N Capital of Texas Hwy, Suite 195
Austin, TX 78731

All loans subject to credit approval. Rates and fees subject to change.
©2019 PrimeLending (NMLS: 13649), a PlainsCapital Company. Equal
Housing Lender. PrimeLending is a wholly owned subsidiary of a
state-chartered bank and is an exempt lender in TX. V010918



CLAYTON BULLOCK

REALTOR®

NATIVE AUSTINITE

PRESERVATION AUSTIN BOARD MEMBER



CHRISTIE'S
INTERNATIONAL REAL ESTATE



More than selling homes, I'm building community.

512.797.6446 cell | clayton@moreland.com



4206 AVENUE D

This distinctive home stands in the Hyde Park Local Historic District. Of all the homes on this year's tour, its broad verandah and pyramidal roof bear most resemblance to the original bungalows of Colonial India. Mrs. May Brownlee commissioned the home in 1912 after moving from Burnet to Austin to be with her four children attending The University of Texas. Its American Foursquare interior shows Colonial Revival and Craftsman style influences, including diamond-sashed windows, towering Doric columns, and original light fixtures.

Christine and Ted Huston purchased the house in 1991 with a meticulous eye towards restoration, period-appropriate updates, and a gorgeous collection of art and furnishings. Early improvements peeled away carpet and linoleum, and a 1994 den expansion features salvaged architectural remnants from demolished homes in Dallas and Houston. Clayton & Little designed an elegant 2017 addition with a breakfast booth framed by custom stained-glass windows. The lush Arts and Crafts-inspired garden features Asian and native Texas plantings along with a massive entrance gate, also by Clayton & Little. The Renner Project designed the gorgeous, recently-completed interiors, with eclectic period pieces spanning the late 19th to mid-20th centuries.

Image by Leonid Furmansky, 2019 Homes Tour Photographer

We're proud to support the
**PRESERVATION OF
HISTORIC AUSTIN!**



PROSPERITY BANK[®]

 www.ProspersityBankUSA.com |   



Proud Sponsor of the 2019 Historic Homes Tour



"A building does not have to be an important work of architecture to become a first-rate landmark. Landmarks are not created by architects. They are fashioned by those who encounter them after they are built. The essential feature of a landmark is not its design, but the place it holds in a city's memory."

- Herbert Muschamp, NY Times architecture critic



Alyson McGee, GRI
Westlake Sales & Leasing Manager
512-900-2460
alyson-mcgee@jbgoodwin.com



3118 WHEELER STREET

This stately home earned high praise as an “Artistic Bungalow-Craftsman House” from *The Austin Statesman* in 1914. Architect Leslie Iredell designed this, along with its near twin next door at 3120 Wheeler, before leaving Austin for a long career in Tampa, Florida. His clients were W. M. Harris and W.A. Keeling, two young lawyers both appointed state assistant attorneys general in 1912.

Longtime residents included Judge Ossa Shivers Lattimore, a highly-respected prosecutor and state senator who served on the Texas Court of Appeals; and E. R. Sims, a Spanish and philosophy professor at The University of Texas at Austin who came here after teaching in Cuba.

By 1984, though, the vacant house was suffering from extensive rain damage and structural issues. Investor John Barkley saved it from likely demolition with a 1987 Preservation Merit Award-winning rehabilitation. In 2002 Paul Lamb Architects designed the gorgeous, historically-sensitive remodel you see today. John and Medora Barkley have since made this their family home and it now contributes to the Aldridge Place Local Historic District. The house features both old and new, from an incredible 54 historic windows to a modern swimming pool.

Image courtesy of JD Lewis edgeoflight.com



OLD WEST AUSTIN
NEIGHBORHOOD
ASSOCIATION

OUR MISSION:

**WORKING TOGETHER TO PRESERVE
THE INTEGRITY OF OUR
NEIGHBORHOOD AND KEEPING
NEIGHBORS CONNECTED AND
INFORMED. OWANA IS OPEN TO ALL
WITH AN INTEREST IN THE OLD WEST
AUSTIN AREA.**

BECOME A MEMBER TODAY!

www.owana.org

EASTSIDE

LUMBER &

DECKING

EASTSIDE LUMBER & DECKING

3001 East Cesar Chavez St.

Austin, TX 78702

512-492-3950

www.eastsidelumberaustin.com



*Restoring & repurposing an
Arts & Crafts treasure..with the
most beautiful view in town!*

- the Norwood House -

*a 1922 Craftsman bungalow
overlooking Lady Bird Lake*

*Won't you join with us? Visit
norwoodparkfoundation.org
to learn how you can help.*

**THANK YOU PRESERVATION
AUSTIN FOR YOUR SUPPORT!**



1412 W. 9TH STREET

Ernest and Irma Wilde built this classic Old West Austin bungalow soon after their marriage in 1916. Both were first-generation Germans from prominent families, and Wilde enjoyed a distinguished career as the city's premier piano tuner. Their home's unique features include its shaped rafter tails and Tudor Revival style false half-timbering. Its longleaf pine came from the Becker Lumber Company, run by Ernest Wilde's brother. Wilde's father, a prosperous cabinetmaker, likely built the casework still preserved in the home's kitchen.

The Wildes lived here for 55 years, raising three children along the way. The Three Geese Antique Store occupied the house next before it returned to a private residence in the 1990s.

Erin and Matt Thompson purchased this City of Austin Landmark exactly one-hundred years after it was built. Beautiful Craftsman style features include windows, doors, and hardware; the butler's pantry and hearth; built-in bookcases with leaded glass doors; and exposed roof beams. The Thompsons removed drywall to reveal gorgeous shiplap walls and renovated second floor bedrooms and children's play space for their family of six. Their home stands in the West Line National Register Historic District as well as the newly-created Smoot/Terrace Park Local Historic District.

Image by Leonid Furmansky, 2019 Homes Tour Photographer



ALAMO
DRAFTHOUSE CINEMA

**“THE COOLEST
MOVIE THEATER
IN THE WORLD”**

- WIRED.COM


DRAFTHOUSE.COM

wilson
AC & APPLIANCE

IS CELEBRATING
70 YEARS
OF
UNEQUALED,
QUALITY APPLIANCE
SALES
AND
SERVICE
IN THE
AUSTIN
AREA

www.wilsonappliance.com

Introducing
Pluck Architecture
Led by Harmony Grogan, AIA

 pluckarchitecture.com





1608 TREADWELL STREET

Harmony Grogan, principal of Pluck Architecture, and her husband Jacob Scheick purchased this working-class bungalow in South Austin's Zilker neighborhood in 2009. Constructed at the height of the Great Depression in 1936, its late Craftsman-era design distills the style into a gabled entrance awning with oversized brackets and 3/1 wooden window screens. This was a good starter home for a young family; its first tenants were electrician Howard L. Duff, his wife Mildred, and their six-year-old little boy. The 1940 United States Census shows their rent at \$18 per month.

Room-by-room projects have maximized the home's tiny footprint. Custom built-in bookcases and wood features add storage and texture in keeping with the Craftsman ethic. The owners removed drywall to expose shiplap walls and ceilings; built out a modern kitchen and attic office; and have preserved beautiful longleaf pine trim and the original brick hearth. A new paint scheme and landscaping brightened the exterior. All updates have embraced the honest simplicity of this increasingly rare housing type.

Image by Leonid Furmansky, 2019 Homes Tour Photographer

MURRAY LEGGE
ARCHITECTURE



512 596 2933
www.murraylegge.com

DUCKWORTH

custom homes • renovations • real estate



www.duckworthaustin.com



DISCOVER THE BKCW DIFFERENCE

Schedule a Time for Us
to Learn More About You

bkcw.com | 512.250.5055 |    



302 TERRACE DRIVE

This 1928 bungalow was one of the earliest in Travis Heights' historic Blue Bonnet Hills subdivision. Real estate broker William E. Richey lived here with his family until 1935, when they moved to the 1890 Moore-Williams House up the road. Wife Florence Donahoe Richey was a prominent Austin educator whose 40-year career included a nationally-recognized home economics curriculum. She led the city's nutrition program during World War II and organized a massive Victory Garden along Lady Bird Lake.

Later residents included Fidencio Soria, the first Mexican Consul to Austin, who lived here in 1940. A series of solidly middle-class families followed.

Carolyn and Bob Gee purchased the home in 2009. Its light-filled interiors feature original hardwood floors and a working fireplace flanked by built-in bookcases. Their 2016 addition with Duckworth Custom Homes expanded the house by 600 square feet while preserving its scale. The project created a seamless transition between old and new by incorporating extensive reclaimed materials. A new screened porch and two new bathrooms feature vibrant encaustic tile imported from Nablus, West Bank. Murray Legge Architecture designed the home's new landscaping.

Image by Leonid Furmansky, 2019 Homes Tour Photographer



J Pinnelli Company LLC

pinnelli.com

info@pinnelli.com

Risinger & Co.

BUILDING SCIENCE AND TRUE CRAFTSMANSHIP

risinger.co
512.535.4063



POINTS OF INTEREST

Check out these other Craftsman style landmarks around town! These are not official stops on the tour and may not be open to the public, so please be mindful of owners' property and privacy.

A. GREEN & WHITE GROCERY

Norberto Lopez opened this beloved East Austin institution in 1936. The building today looks much as it did then, with a massive jerkinhead gable and distinctive signage. Green & White Grocery served the area's thriving Mexican American community and is a significant neighborhood landmark along with Our Lady of Guadalupe Church and the stunning Casa de Sueños.



The Lopez family lived in an apartment behind their store early on, and later opened the Green & White Courts motel nearby. Their daughter Olga married employee John Casares in 1955. The couple inherited the store in 1971 and furthered its reputation for handmade tamales alongside Mexican imports. John Casares, Jr. assumed Green & White's leadership in 1993. His *yerberia* now offers religious herbs, votives, and other spiritual goods.

B. OAKWOOD CEMETERY ANNEX LADIES RESTROOM

This perfect little building shows the Craftsman style's influence expressed in the most unexpected places. The Oakwood Cemetery Annex opened in 1915 and architect Hugo Kuehne designed this ladies restroom several years later. By the early 2000s the building was in desperate shape, with rotting wood and gaping holes making way for a vulture's nest inside. The



City of Austin's Parks and Recreation Department (PARD) completed its gorgeous restoration in 2014 with grant support from Save Austin's Cemeteries and the Texas Historical Commission. The project rebuilt the building's roof and carefully restored

POINTS OF INTEREST

missing brackets, rafters, windows, and doors. This success helped launch PARD's stellar Cemetery Master Plan, and Preservation Austin honored the project with a Preservation Merit Award in 2016.

C. ETTLINGER HOUSE



This gorgeous 1912 home, clad in cypress shingles and surrounded by live oaks, exemplifies the “rustic” California bungalow. Hyman and Rosebud Ettlenger purchased the house in 1919. Dr. Ettlenger was chair of the mathematics department at The University of Texas at Austin and a leader in Austin's Jewish community. Rosebud had degrees in botany and

bacteriology and their son Martin was an organic chemistry prodigy. The Ettlengers lived here for 67 years. They built its stone wall to keep neighborhood cows out of Rosebud's garden, and added its two-story wing in 1927. The house sat vacant for 15 years after the Ettlengers' death and advocates have saved it from demolition more than once. Today it is a City of Austin Landmark and listed in the National Register of Historic Places.

D. BAILEY-HOUSTON HOUSE



Charles H. Page, one of Austin's most important architects of the early 20th century, designed this classic Craftsman style home around 1915. The house's overlapping gables, sprawling footprint, and cobblestone masonry set it apart from the more compact pattern book bungalows of the era, most intended for narrow city lots. Dr. Edward Bailey

and his wife Fannie inherited this stylish Hyde Park site from her parents who lived next door. A quick comparison with the Ettlenger House shows how wide-

POINTS OF INTEREST

ranging the Craftsman style could be; the two homes would fit comfortably into *The Craftsman's* “California Bungalow” features yet could not feel more different. Preservation Austin supported this City of Austin Landmark’s rehabilitation with a 1994 grant and holds a preservation covenant to further ensure its protection.

E. NORWOOD HOUSE



Illustration by Elizabeth Day
(Courtesy of the Norwood Park Foundation)

Ollie and Calie Norwood established this dramatic South Austin estate with views of downtown in 1922. “Norcliff” featured Japanese-inspired flare along with a gazebo, pergola, greenhouse, terraced gardens, and spring-fed swimming pool. The Great Depression diminished the family’s finances but their home became a well-loved neighborhood gathering place for family picnics and children’s swimming lessons. Its prominent site,

however, made Norwood House a constant target for redevelopment. The house was stripped in 1984 before the City of Austin purchased it for parkland. Decades of passionate community advocacy culminated with the 2012 founding of the nonprofit Norwood Park Foundation. This public-private partnership is working to restore the house and grounds for event space. Preservation Austin supported their incredible efforts with a 2017 grant to fund schematic and civil engineering plans for Norwood’s grounds.

WE ARE A
PROUD
SPONSOR OF
PRESERVATION
AUSTIN'S 2019
HISTORIC
HOMES TOUR



CHICAGO TITLE
AUSTIN

Protecting Your Home & Commercial
Real Estate Investments since 1847

CHICAGOTITLEAUSTIN.COM

2018-2019 PRESERVATION AUSTIN BOARD OF DIRECTORS

OFFICERS

Vanessa McElwrath, President
Lori Martin, President-Elect
Clayton Bullock, 1st Vice President
Richard Kooris, 2nd Vice President
Clay Cary, Treasurer
Alyson McGee, Secretary
Ken Johnson, Immediate Past President

DIRECTORS

Richard Craig
John Donisi
Steve Genovesi
Eileen Gill
Ann S. Graham
Linda Y. Jackson
Dennis McDaniel
Scott Marks
Dewitt Peart
Blake Smith
Mickie Spencer
Michael Strutt
Allen Wise
Caroline Wright

REPRESENTATIVES

Michael Holleran, UT School of Architecture
Charles Peveto, Austin History Center Association
Ellis Mumford-Russell, Inherit Austin
Bob Ward, Travis County Historical Commission

ABOUT US

Preservation Austin has been our city's leading nonprofit voice for historic preservation since 1953. We promote a culture where our historic landmarks, neighborhoods, and iconic venues and businesses are valued and protected. These places shape Austin's unique character, making it unlike anywhere else in Texas or beyond. They inform our identity, defining our sense of place and civic pride. By celebrating Austin's diverse heritage through education and advocacy, we work to make sure that its unique past is part of our shared future.

BECOME A MEMBER AT PRESERVATIONAUSTIN.ORG!



Proud supporters of



IBC Bank Plaza
500 West 5th Street | Austin, TX | 512.397.4506

MEMBER FDIC/INTERNATIONAL BANCSHARES CORPORATION