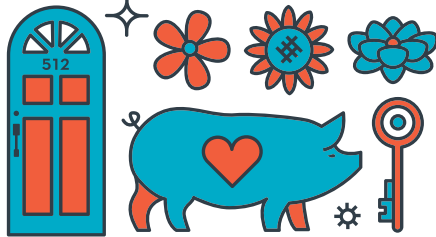


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1209 E 12TH STREET  
 Photo by Jenn Rose Smith.  
 2023 Homes Tour Photographer.



## WELCOME

*Welcome to Preservation Austin's 30th Anniversary Homes Tour! This weekend connects our community with heritage, culture, and architecture while celebrating the stewardship of historic homeowners citywide. Our audience's curiosity and excitement help make this experience so special, and we thank you for being part of it.*

Preservation Austin turns 70 years old this year, though the challenges we face are very much of this moment. Preservation is needed more than ever to help find solutions for existential issues such as equity, sustainability, and affordability. If you're already a member, thank you! And if you're not, I invite you to learn more about our advocacy efforts, matching grant program, and community engagement initiatives. Help us shape a future where historic places play a meaningful role in everyone's life, inspiring all Austinites to become advocates for preservation. What would our city look like then?

**LINDSEY DERRINGTON**, Executive Director



Our nonprofit exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation.

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# TOUR INFORMATION

## TOUR BASICS

On Saturday, April 22, we're featuring six homes in Central and East Austin and on Sunday, April 23, we're featuring five homes in West and South Austin. Homes will be open from 10A to 5P each day. Please adhere to the following rules when attending this event: **No Smoking · No Food or Drink · No Strollers · Do Not Touch Any Items · Do Not Leave Children Unattended**

## EXTERIOR PHOTOS ONLY

Interior photography is not allowed. Exterior photography is encouraged—be sure to tag [@preservationaustin](#) in your posts and include hashtag [#2023homestour](#)

## SHOE POLICY

We ask that you wear booties provided at each site while indoors. 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.**

### PRESERVATION AUSTIN STAFF

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*Executive Director*  
Rosa Fry, *Programs Coordinator*  
Meghan King, *Policy & Outreach Planner*  
Bliss Boaz, *Membership Coordinator*

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Harmony Grogan  
Linda Y. Jackson  
Lori Martin  
Kristen Napoleon  
Amanda Parker

### 2023 HOMES TOUR TASK FORCE (Cont'd)

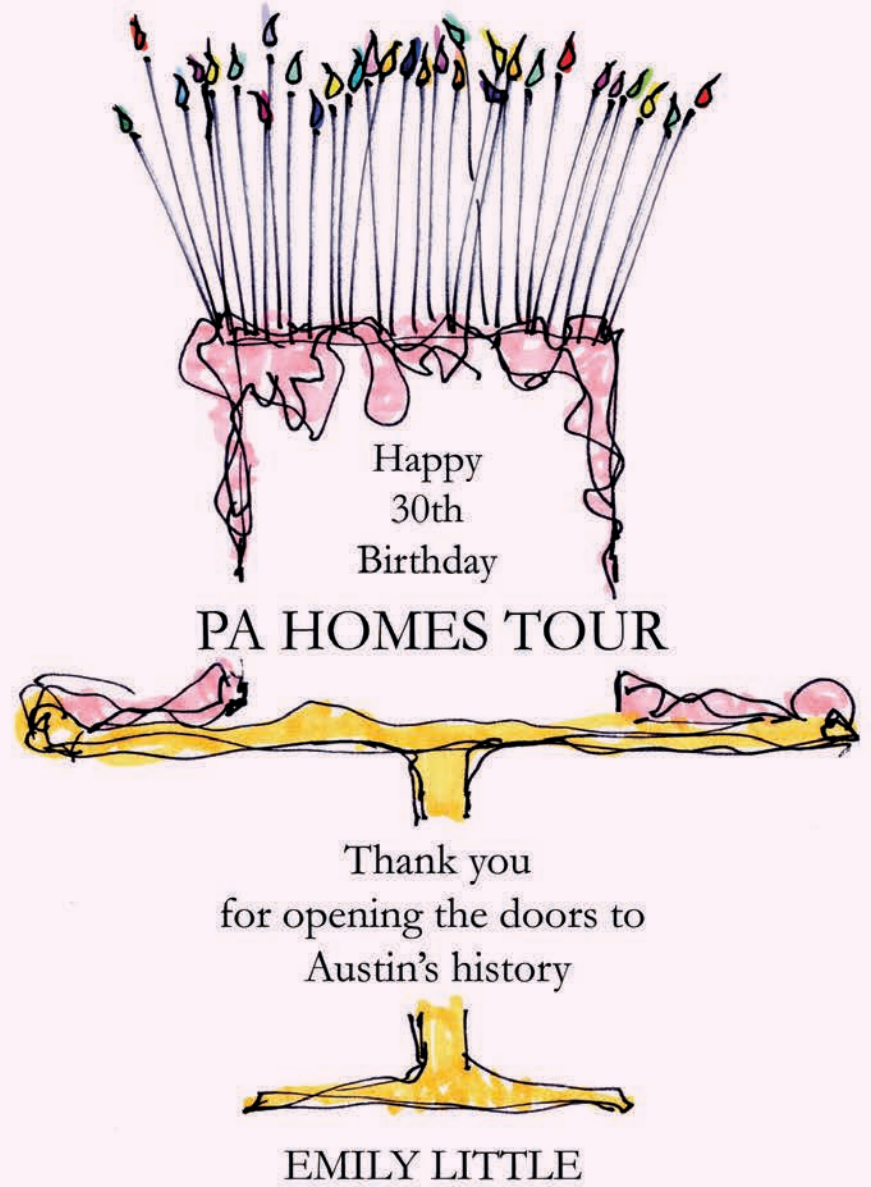
Elisha Perez  
Kristie Sorenson-Hyatt  
Alison Thorn

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Marla Akin  
Patricia Albright  
Bronwen Bonner-Davies  
Pat Calhoun  
Natalia Ciolko  
Ryan Gugenheim  
Meredith Johnson  
Steve Jordan  
Racheal Lute  
John McAlpin  
Ajay Michalek  
Morgan Miller

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Izabella Nuckels  
Greg Pike  
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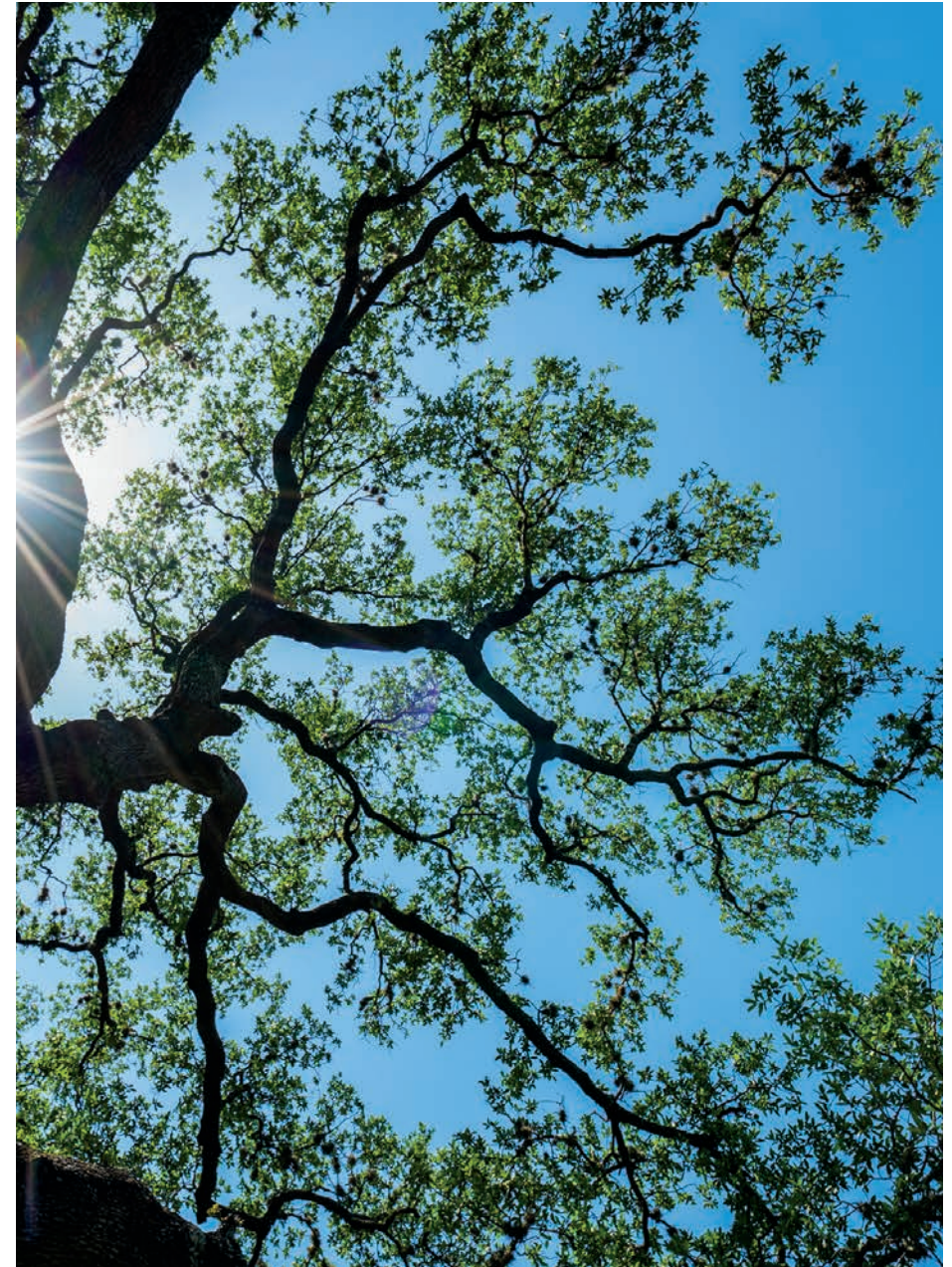
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## ACKNOWLEDGMENTS

*Preservation Austin extends our sincerest thanks to this year's featured homeowners for sharing their sites with our community. Their stewardship of these incredible historic spaces is an example to us all.*

**RICARDO &  
DAPHNY AINSLIE**

**SCOTT BALLEW**

**BRET BIGGART**

**ELIZABETH &  
NATHANIEL CHAPIN**

**LISA DOGGETT &  
DON WILLIAMS**

**RICHARD IVERSON**

**FRANÇOIS & JULIE LÉVY**

**LAURIE MARCHANT**

**DAN & MINDY NEINDORFF**

**HUGH RANDOLPH &  
BIRGIT ENSTROM**

**RICHARD & PATRICIA  
RAMOS WHITE**

**LOGO + PROGRAM & MAP DESIGN:** Kristen Napoleon

**COPYWRITING:** Rosa Fry, *Programs Coordinator*

**2023 HOMES TOUR PHOTOGRAPHER:** Jenn Rose Smith

**PROGRAM PRINTING:** Miller Imaging & Digital Solutions



*Thank you to our 2023 Homes Tour Task Force, our House Captains, and our 150+ docents and ticket takers! Your enthusiasm for our mission inspires us year after year.*



**309 PARK LANE**  
Photo by Jenn Rose Smith,  
2023 Homes Tour Photographer.

# Adelo



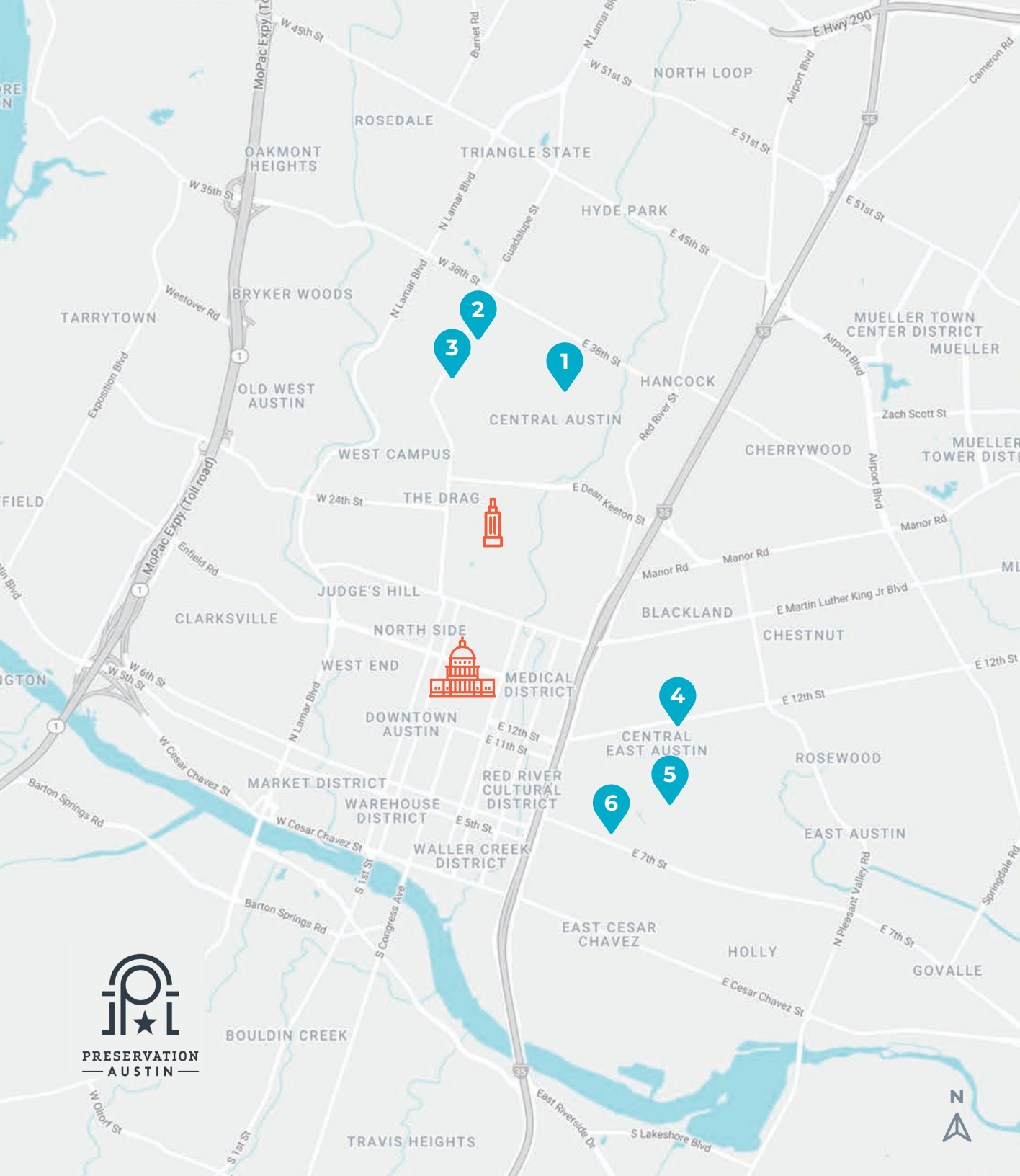
The Historical Herblin-Shoe House

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## MAP FOR SAT, APRIL 22

### FEATURED HOUSES

(Tour in any order.)

- 1 405 E 35th Street | Austin, TX 78705
- 2 506 W 34th Street | Austin, TX 78705
- 3 3120 Wheeler Street | Austin, TX 78705
- 4 1209 E 12th Street | Austin, TX 78702
- 5 1001 Lydia Street | Austin, TX 78702
- 6 1204 E 7th Street | Austin, TX 78702

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lizmacphailinteriors

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| Duckworth Custom Homes                    | J Pinnelli Company, LLC           |
| Emily Little                              | Perry Lorenz                      |



Photos by Ryann Ford  
Courtesy of Liz MacPhail Interiors



## 405 E 35TH STREET | SAT, APRIL 22

Ricardo & Daphny Ainslie

*This 1920s Period Revival style cottage, located just a block away from quirky Sparky Pocket Park, exemplifies the character of its North University neighborhood.* A UT professor and forensic psychologist purchased the house in 2009. When their single-story, two-bedroom home began to feel cramped as their family grew, they chose to build up instead of expanding the original footprint. Rather than overwhelming the building's small frame, a second-story addition recedes behind one of the many heritage trees in this leafy academic area. Working with interior designer Liz MacPhail, and architect Ryan Weekley of Ryan & Associates, Inc., the homeowners embraced a preservation ethos that marries organic charm, salvaged materials, and efficient modern living. This gorgeous space, now home to a family of four, retains its original windows, stained glass, shiplap wall treatment, and longleaf pine floors.



At Liz MacPhail Interiors, we are passionate about Austin's growth with a mind toward meaningful preservation. We are proud to partner with Preservation Austin and to support the work of maintaining Austin's unique character, saving one bungalow-gem after another.



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## 506 W 34TH STREET | SAT, APRIL 22

Richard Iverson

*The Buddington-Benedict-Sheffield Complex is the oldest home in the North University neighborhood. Albert and Rebecca Buddington built the main house of limestone, in the Early Texas architectural style, around 1860. The Buddingtons had moved to Texas from New York in a covered wagon, and by the late 1860s amassed a forty acre homestead. They added stone cottages around the main house and eventually parceled off much of their land. Subsequent residents included Dr. Harry Y. Benedict, a professor and president of UT who was also an avid gardener, and Wilhelmine Sheffield, a prominent Austin realtor and appraiser, who continued the tradition of building cottages at the compound. The home's current owner, Rick Iverson, met his late wife Nancy at one of Wilhelmine's notorious New Year's Day parties. The couple would end up spending forty years of marriage living together at the site of their vintage meet-cute. In 1978 Rick and Nancy bought the property from Wilhelmine, allowing her to live out her years in the original 1860 house and vowing to change as little as possible at the compound.*



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## 3120 WHEELER STREET | SAT, APRIL 22

Bret Biggart

*Perched on a hill overlooking Wheeler Street and neighboring Hemphill Park, the Keeling House is a Craftsman-style residence in Central Austin's Aldridge Place Historic District.* The home belongs to a pair of adjacent, nearly identical "twin houses" designed by architect Leslie Iredell. In 1912, Iredell designed these houses for clients Walter A. Keeling and W. A. Harris, young lawyers who were both appointed state assistant attorneys general that same year. Keeling went on to a celebrated career. He became a federal judge in 1942 and upon his death, less than three years later, the state lowered the Capitol's flags to half mast in his honor. The Keeling family included his wife Cora and their two sons. The family continued living on Wheeler Street for many years after Walter's passing. This stately home's recent restoration by Barkley Houses retained its original windows, fireplaces, and porches. Architectural details such as carved bargeboards, decorative brackets, and flared eaves add to the charm of this 111-year-old gem.



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## 1209 E 12TH STREET | SAT, APRIL 22

Dan & Mindy Neindorff

*Constructed over 134 years ago, the Stolle-Sweatt House embodies the diverse histories that have shaped our city. In 1888 the German-American Stolle family purchased this lot on East 12th Street. Over the following ten years they built a large, two-story home in the Folk Victorian style. The Stolle family—and subsequent homeowners, the Swedish-American Westling family—owned and operated a nearby bakery and grocery store, and through social and charitable contributions became pillars of the community. In 1944, years after the 1928 City Plan segregated people of color to East Austin, Mary Ella Brown Lewis purchased the house. A Black woman, she was an accomplished piano teacher who taught countless neighborhood children. Ms. Lewis supplemented her income by taking in boarders, including civil rights activist Heman Marion Sweatt. Sweatt lived here while attending and desegregating the Law School at the University of Texas from 1950 to 1952. His fight for equal educational opportunities challenged the “separate but equal” doctrine of racial segregation, leading to the landmark Brown v. Board of Education decision in 1954. The house was later intermittently vacant, and eventually slated for demolition, until Dan and Mindy Neindorff purchased it in 1996, commencing decades of loving restoration work and historical research.*



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Photo by Kara Mosher

## 1001 LYDIA STREET | SAT, APRIL 22

François & Julie Lévy

*When François and Julie Lévy, an architect and general contractor, were seeking to move and renovate a building for their new home, they struck a deal: Julie could pick the neighborhood and François could select the structure.* Sustainability-minded and committed to adaptive reuse, the two intended to find an unused school house or church, and convert the structure into a residence. Julie selected East Austin's Guadalupe Neighborhood, a racially and architecturally diverse area now designated as the Robertson/Stuart & Mair Historic District. And on a drive home from Dallas, the Lévy family spied their dream house: a decommissioned train depot in Granger, Texas. Utilizing their professional expertise, François & Julie moved the depot to a sloped corner lot on Lydia street and completed its rehabilitation on a modest budget in 2003. This project included reconstructing the roof, adding dormers and a thermal chimney cupola, converting the attic into a bedroom with a new spiral staircase, and removing 1960s partition walls to open up the first floor. Today the depot, constructed circa 1904, retains its original footprint in addition to its original flooring, beadboard interior wall-cladding, and most windows.



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## 1204 E 7TH STREET | SAT, APRIL 22

Laurie Marchant

*Fondly referred to as Casa de Sueños, meaning “House of Dreams,” the Genaro & Carolina Briones House proudly overlooks East 7th Street. The concrete-block house, an excellent example of modern Texas folk architecture, features brightly-tinted sculpted stucco surfaces imitating stone and wood, with floral motifs throughout.* Genaro Briones, a bricklayer and plasterer, began construction on his home in 1947, finished the main house in 1953, and continued on with house additions until the late 1970s. The home’s unusual decorative concrete motifs followed Genaro’s collaboration with Mexican-born craftsman Dionicio Rodriguez, an expert in concrete faux bois, literally meaning “false wood” in French. Faux bois is a technique in which concrete structures resemble rustic wood or pieces of fallen or decaying trees. The formally rigid material gives the impression of being malleable and organic in form, to magical effect. Over the past decades all of Genaro’s other projects in the city have been either remodeled or demolished, accentuating this home’s importance in maintaining his artistic legacy. The Briones House was listed in the National Register of Historic Places in 1998, and remains a beautiful and utterly original example of Mexican-influenced architecture in East Austin.

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*-Daniel Sack,  
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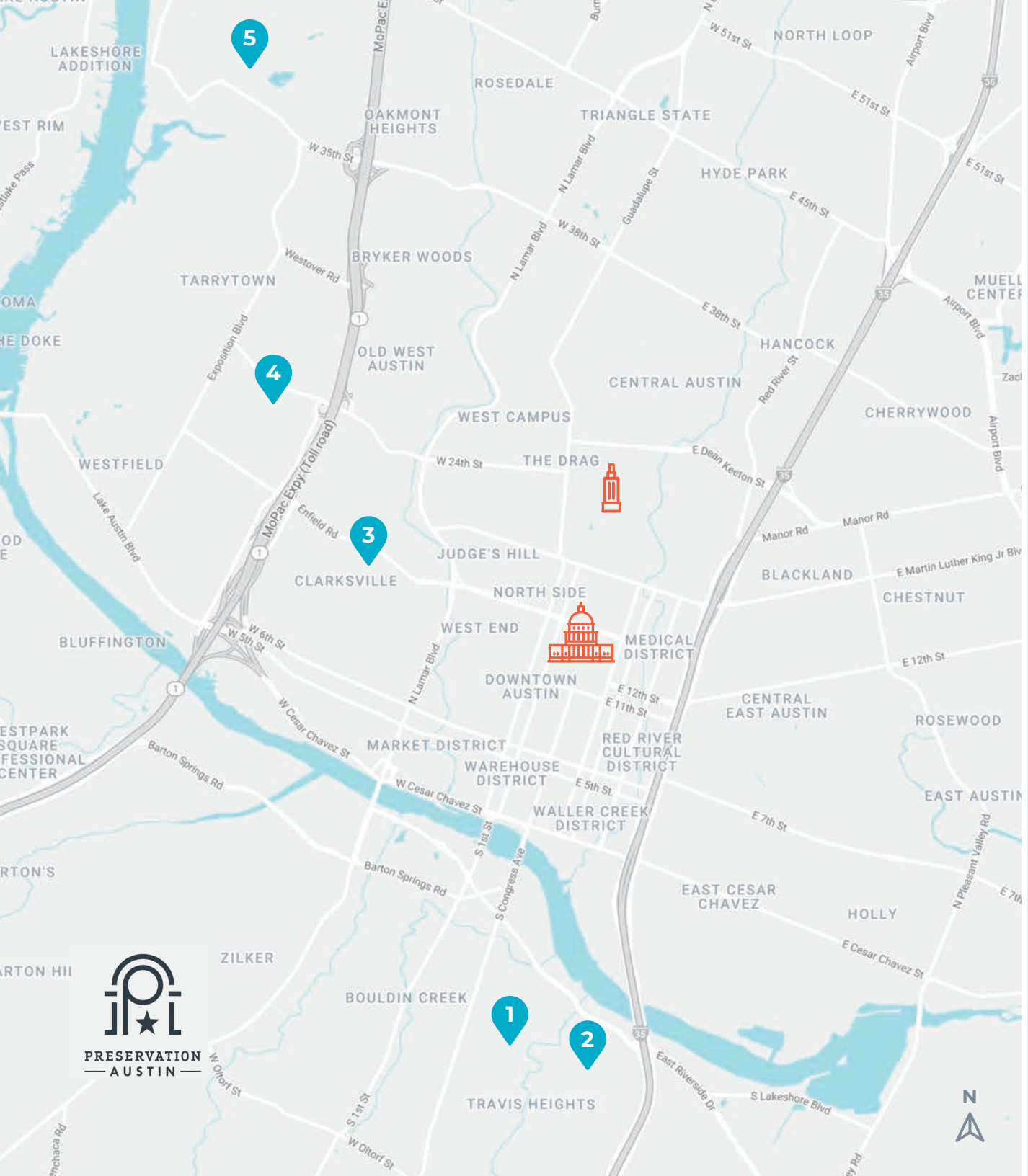
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# MAP FOR SUN, APRIL 23

## FEATURED HOUSES

(Tour in any order.)

- 1 309 Park Lane | Austin, TX 78704
- 2 1020 Bonham Terrace | Austin, TX 78704
- 3 1309 Marshall Lane | Austin, TX 78703
- 4 2913 Windsor Road | Austin, TX 78703
- 5 3702 Balcones Drive | Austin, TX 78731

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| Emily Little                              | Perry Lorenz                      |



Photo by Nils Juul-Hansen

## 309 PARK LANE | SUN, APRIL 23

Elizabeth & Nathaniel Chapin

**Merchant Arthur H. Yarrington built this gracious Queen Anne style residence in 1889.** It stands in the Fairview Park subdivision, now part of the Travis Heights National Register District, conceived as a picturesque bedroom community for Austin's elite. The Great Depression saw the home's conversion into a boarding house, and in subsequent decades incompatible additions dramatically altered its appearance and circulation. Though the Yarrington House suffered from a raccoon infestation, years of neglect, and was leaning to one side in 1999, artist Elizabeth Chapin fell in love. She and husband Nathaniel survived a bidding war to secure the property and relocated from New York to Austin the following year. They occupied just one of the home's four apartments early on, renting out the other units to save for renovations. The Chapins gradually took over additional units and hired Emily Little of Clayton & Little (now Clayton Korte) and Duckworth Custom Homes to design a full-scale rehabilitation. Completed in 2014, the project restored a period-appropriate main entrance, reinforced the rounded turret, and preserved Corinthian columns and historic wood windows. Sited on a prominent corner lot, the yard features an artist studio and an outdoor pool by Aqua Builders. Today the home's Victorian-era details compliment its vibrant, art-driven interiors—creating a wonderfully eclectic ambiance, inside and out.

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## 1020 BONHAM TERRACE | SUN, APRIL 23

Scott Ballew

*Built circa 1924, this compact Craftsman-style residence in South Austin features a modest addition with maximum style. The bungalow shines as proof that it's possible to add functionality and square footage to a historic home without sacrificing original character.* For filmmaker and musician Scott Ballew, the rambling Fairview Park subdivision of Travis Heights—which features meandering streets and a laid back energy leftover from the bohemian 1970s—was a dream neighborhood. Seeking a home with an inviting porch, Scott happened across his future home just as the “for sale” sign went up, and put in an offer on the bungalow from the front deck. The house retains many of its original Craftsman charms, including a brick chimney, longleaf pine flooring, and shiplap walls. When Scott needed more space for entertaining he enlisted friends and neighbors at architecture firm Side Angle Side to nestle a new dining room and screened-in porch onto the back of the building. Barely visible from the street, the addition adds more space for dinner parties and a touch of Marfa modernism to a classic 1920s abode.



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Photo by Jenn Rose Smith,  
2023 Homes Tour Photographer.

## 1309 MARSHALL LANE | SUN, APRIL 23

Lisa Doggett & Don Williams

*This rare “airplane bungalow” features hallmarks of the Craftsman style, including a low-pitched profile, deep eaves, heavy brackets, and an expansive front porch.* Airplane bungalows were first popularized in California and feature a characteristic pop-up second story said to resemble the cockpit of a plane, while also serving as a prime vantage point to watch aircrafts fly by. W. Niles Graham’s Enfield Development Company likely constructed the house, which became the long-time residence of Texas State Supreme Court Justice John D. Harvey and his wife Henrietta. One of the earliest homes built in what is now the Old West Austin National Register District, the bungalow is also a City of Austin Historic Landmark. Sensitive renovations have upheld the home’s historic character, and an addition by Emily Little of Clayton & Little (now Clayton Korte) created another upstairs bedroom without sacrificing the recognizable “airplane bungalow” appearance. Landscaping by David Wilson Garden Designs highlights the stately live oaks that frame this well-loved and admired neighborhood treasure.



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Photos by Jenn Rose Smith,  
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## 2913 WINDSOR ROAD | SUN, APRIL 23

Hugh Randolph & Birgit Enstrom

*Esteemed local architects Page & Southerland designed this California ranch house for Austin businessman J.E. and Viola Roberts in 1939.*

Situated high up on Windsor Road, the lush half-acre Tarrytown property is canopied by several live oaks which recall the neighborhood's historic rural character. The home passed through several hands throughout the twentieth century, but sensitive alterations and additions have left much of its historic character intact. Hugh Jefferson Randolph, an architect, and Birgit Enstrom purchased the property in 2004. Hugh fell in love with the home, Birgit the yard, and soon their family of children and pets grew to include chickens, goats, and a miniature pot-belly pig named Flintstone. Recent remodel projects created new living spaces out of existing square footage by converting the detached garage and maid's room into additional bedrooms, and added a lofted playspace beneath the home's charming cupola. Topped by a pig-shaped weathervane in Flintstone's honor, the home is a celebration of urban farmstead living that is distinctly Austin.



Photo by Jenn Rose Smith,  
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## 3702 BALCONES DRIVE | SUN, APRIL 23

Richard & Patricia Ramos White

When Henry and Mary Goldsmith decided to make their move from Tarrytown to a new house on Balcones Drive, Mrs. Goldsmith sought out internationally-recognized Austin architect Roland Gommel Roessner. The 1956 home, situated on 1.5 acres, integrates the surrounding landscape into its interior, a hallmark of Roessner's design ethos. The living room boasts a stone water feature that allows water to trickle down into the pond, and light-colored stone is found throughout the home's interior and exterior. Beloved preservationists Julian and Anice Read made this their home for decades. Julian was a renowned public relations and public affairs expert whose work shaped the course of Texas history, and who dedicated years of service to Preservation Austin as a board member and volunteer. Anice conceived of and created the Texas Main Street Program, which became a national model for economic revitalization of historic downtowns. Current owners Richard & Patricia Ramos White embarked on a 2022 renovation to update living spaces and revive the home's mid-century elegance. They uncovered terrazzo flooring covered by carpet, and restored surface finishes including the home's original wood veneer paneling. A new kitchen supports 21st century living while retaining the home's characteristic open floor plan.

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