

# AIA Austin Homes Tour 2023





AIA Austin  
Homes Tour 2023

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Prepare to enjoy a weekend of exceptional residential architecture with something for everyone! You will experience nine architecturally significant dwellings of various scales, all designed by licensed architects and AIA Austin members, featuring innovative and unique materials and construction methods. The 37th Annual AIA Austin Homes Tour is presented by the Austin Chapter of the American Institute of Architects, with support from fine Austin companies including Title Sponsor Dagleish Construction Company.

AIA Austin and the Austin Foundation for Architecture  
Austin Center for Architecture  
801 W 12th Street  
Austin, TX 78701  
512.452.4332  
Aiaaustin.org  
Austinfa.org  
#aiaaustinhomestour

*All photographs in this booklet by Casey Woods Photography. caseywoods.com*

#### TOUR HOURS

10 AM to 6 PM Central

Saturday, October 28,  
and Sunday, October 29

#### TICKETS

Purchase tickets at  
[aiaaustinhomestour.com](http://aiaaustinhomestour.com)

(pricing includes access to  
the live online sessions)

\$45 advance

\$50 day of

\$125 VIP

(includes merch, entry to  
VIP party on Friday, October  
27, and all live sessions)

AIA Continuing Education  
Credit add-on for \$25.

Tour booklets, t-shirts,  
and more are available  
at [aiaaustin.org](http://aiaaustin.org).

#### PRE-TOUR WEBINARS

Weekly beginning September 13

Live, hour long online sessions  
with the architects (1 LU/HSW)  
Session A begins at 11:30 AM  
and Session B begins at 12:45 PM

Download the AIA Austin  
Events App in the App Store  
to access the live sessions

9/13

A) Bercy Chen  
B) McCollum Studio

9/20

A) Franke : Franke, Inc.  
B) Murray Legge Architecture

9/27

A) Matt Fajkus Architecture  
B) Moontower Design Build

10/4

A) Sarah Bullock McIntyre Architect  
B) Nicole Blair

10/11

A) Furman + Keil Architects



Over the past 37 years, AIA Austin has consistently delivered one of the best architecture home tours in the country. For architects, interior designers, custom home builders, astute homeowners, and art connoisseurs, this is the coveted Golden Ticket.

Recently branded the 10th largest city in the US, Austin remains an architectural hub with a seemingly consistent flow of design needs. The importance of hiring a registered architect is more essential than ever to positively impacting our built environment. The mission statement of the Homes Tour is to emphasize this importance, while concurrently highlighting design excellence and creative architecture.

This year we are showcasing nine homes throughout Austin, all designed by local architects. In addition to walking through the homes, we encourage you to study how the buildings are placed on the site, take in the views to and from the homes, watch the sun graze the structures, and listen to the natural soundtrack of the home—cars driving by, trees rustling in the wind, and maybe even cicadas if it's that time of year. All these sensorial elements are architectural influences in starting a project. How is each residence you visit successful? Are there any design elements that you would consider for your own home?

Like years past, we require that no shoes be worn in the homes. Please take this opportunity to engage in the sense of feel through your socks and booties; understand how a wood floor might seem soft compared to a natural stone floor, or how calming it

is to walk across a heated bathroom tile. Experience the crushed granite gravel driveway and absorb the height of the steps leading down to the house.

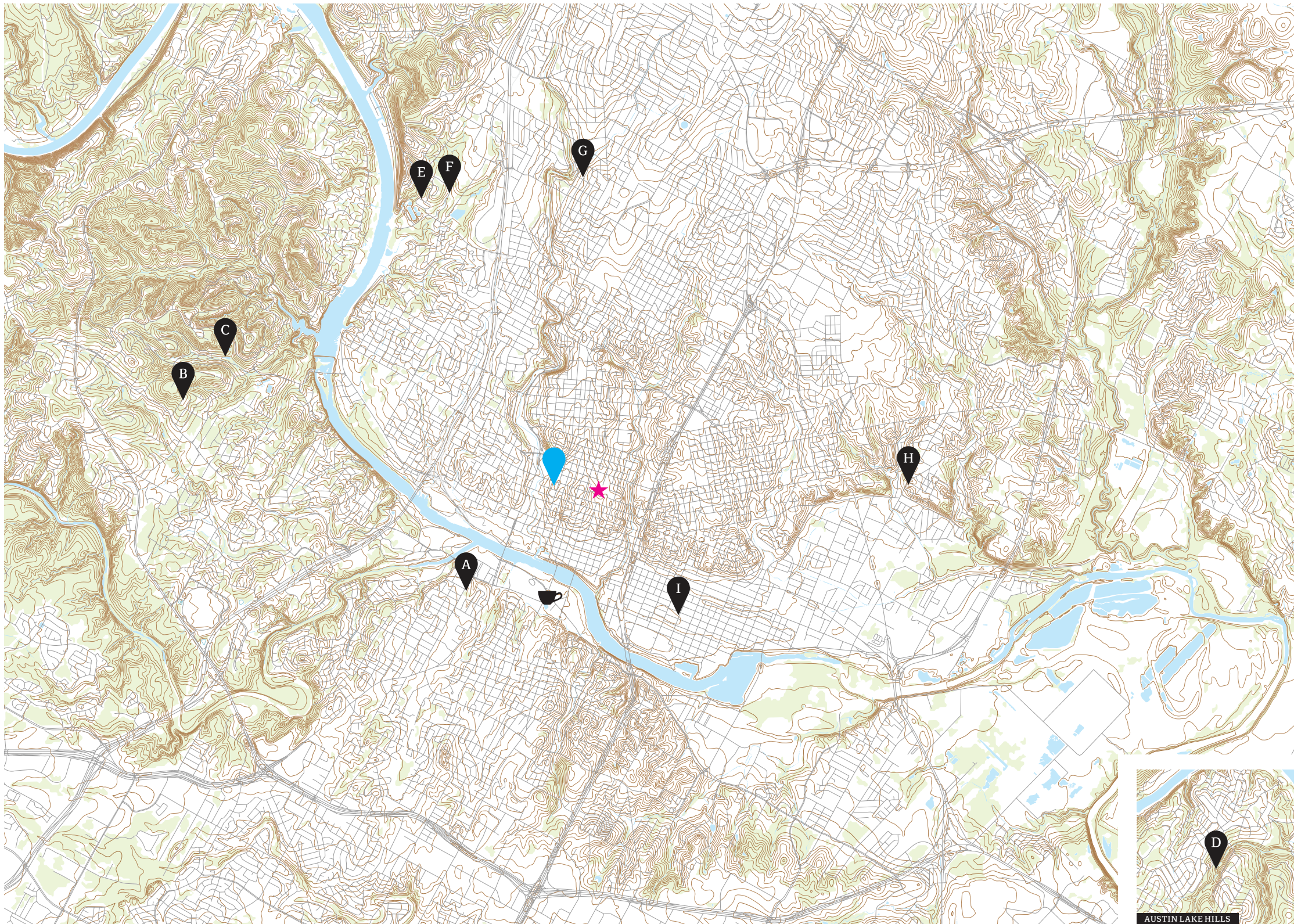
We hope you were able to watch our architect-led webinars released over the last month, intended to provide additional insight into the design approach of each home; if you missed them live you can still watch them via the AIA Austin website. And to illustrate just how much of a staple this Tour is in the Austin community, one of our featured homes was also included in the 2002 AIA Austin Homes Tour—a timeless residence that recently received new homeowners who desired a remodel and new additions.

This Tour is successful because of all who contribute—thank you to all the homeowners, architects, sponsors, AIA Austin, and Homes Tour Committee members. We also want to thank YOU, the attendees who purchased a ticket, for supporting this beloved event and making it possible year after year.

#### 2023 HOME TOUR COMMITTEE CHAIRS

Chair: Emily Haydon, Assoc. AIA  
Chair-Elect: Candace Wong, AIA





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☕	Porcelanosa As a first stop for coffee and a pastry, or for water and a snack during the Tour, come visit the Porcelanosa Austin showroom! Validated parking in the on-site garage. 400 Barton Springs Road, 78704	

For interactive map visit [aiaaustinhometour.com](http://aiaaustinhometour.com)

AUSTIN LAKE HILLS





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705 Kinney Avenue  
78702

NEW CONSTRUCTION  
3,170 sq/ft

## Franke : Franke

06  
|  
07

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In the heart of Austin's Zilker neighborhood, a deep narrow site culminates in a 35-foot drop into a wide urban stream, setting the stage for the Kinney Residence. The residence consists of a guest apartment over a covered carport, a welcoming forecourt space, and the main residence itself which overlooks the wildness of the stream banks.

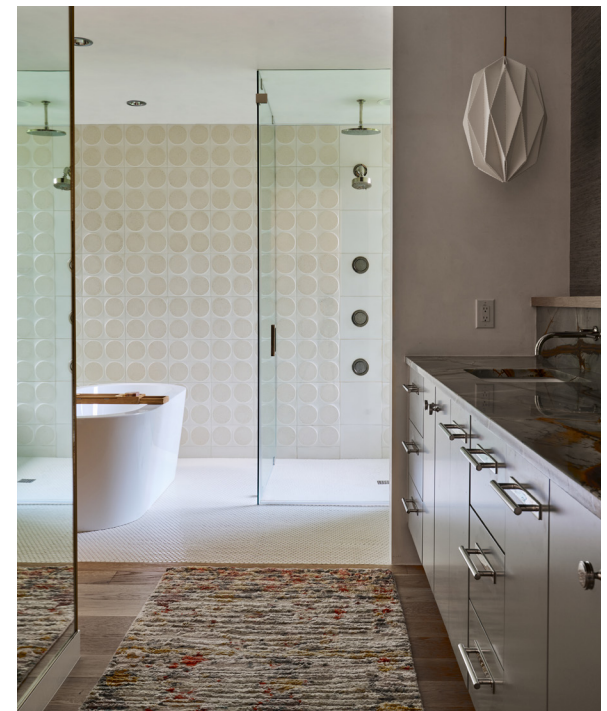
The transparent public side of the main residence is designed to visually engage the forecourt space used for family games and large outdoor gatherings. As you step into the main public areas on the upper floor, you immediately notice how light and fresh air fill the space, thanks to a row of windows above eye level. These special windows are positioned along a central spine that runs through the home, drawing attention to the stunning view of the deep ravine at the rear. The private bedrooms on the main and lower levels, a small spa/plunge pool, and a screened porch all have access to stream views, allowing residents to fully immerse themselves in their surroundings.

The Kinney Residence tastefully blends design and nature to create an inviting space in the heart of the city.

PROJECT TEAM  
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Tim T. Franke, ASLA

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512.306.8885









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B

601 Buckeye Trail  
78746

RENOVATION/ADDITION  
3,078 sq/ft

## Murray Legge Architecture

10  
|  
13

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Hood House, located in West Lake Hills, is an intriguing renovation and addition project. The existing mid-century home has been carefully renovated, seamlessly integrating a two-story addition that features a primary suite and a second living space. Working in harmony, the new addition and original house frame the charming backyard, creating an intimate oasis around the newly constructed pool.

Preserving the post and beam structure of the original house, as well as its striking limestone fireplace, was a priority. Partitions were removed to create a spacious, open living space, enhancing the sense of flow and connectivity.

Sustainability is central to the design. The addition's roof efficiently channels all water to a single collection point, while solar panels are situated on the south-facing roofs to harness renewable energy.

While the renovation maintains a discreet appearance from the street with minimal changes to the front of the house, a subtle split-level addition at the back can be seen above the original roofline. This design approach preserves the mid-century aesthetic while providing updated spaces tailored for a growing family. Hood House offers a welcoming sanctuary that seamlessly combines contemporary features with timeless charm.

PROJECT TEAM  
Murray Legge, FAIA  
Lincoln Davidson  
Katherine Odom  
Travis Avery, Assoc. AIA

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512.596.2933









409 Ledgeway E  
78746

NEW CONSTRUCTION  
5,665 sq/ft

## McCollum Studio Architects

14  
|  
17

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Nestled on a serene hillside with stunning hill country views, the Ledgeway Modern project exemplifies contemporary architecture blending harmoniously with nature. Its open-plan living space is artfully designed to maximize natural light and create an inviting, spacious, and intimate atmosphere. A careful selection of warm earthy tones in wood and stone materials create an elegant and refined interior that complements the natural surroundings. Every feature has been thoughtfully considered, from the large windows framing the breathtaking views to the sophisticated artwork and furnishings that add to its charm.

The home collects rainfall and harnesses solar energy to minimize its carbon footprint and preserve the natural ecosystem. This reflects the owner's commitment to sustainability while providing comfort, style, and luxury. Whether relaxing in the sun-drenched living room or enjoying the tranquility of the surroundings, the Ledgeway Modern project offers a harmonious blend of contemporary living and natural beauty.

#### PROJECT TEAM

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Eric Brem, Assoc AIA  
Derek Smith, Assoc AIA  
Maria Malone, Assoc AIA

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512.658.6354









1508 Olympus Drive  
78733

NEW CONSTRUCTION  
7,490 sq/ft

## Bercy Chen Studio

18  
|  
21

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[uslumberbrokers.com](#)

A young family commissioned a rural residential compound and artist retreat on a steeply sloping 10-acre property in West Austin. Inspired by the shapes and curled edges of falling oak leaves, Bercy Chen Studio incorporated this imagery as a design motif for a series of sheltering pavilion roofs.

The property is a wilderness of cedars, oaks, mule deer, and the endangered Golden-cheeked Warbler. Positioned at the edge of limestone cliffs above a bend in the stream, the house nestles into the landscape.

Three glass pavilions step down the plateau with a bold slice in the hillside. A meandering drive traces the topography to preserve most of the site as a dedicated natural habitat. The home unfolds beneath the carport, with each pavilion having its own character and orientation.

The living wing extends into the tree canopy, while the bedroom wing contrasts an opaque circulation spine with expansive glass walls. The pool house, perched on the cliff, features a lap pool above cascading rapids.

At the heart of the design, an outdoor courtyard and fire pit encircle an existing limestone boulder. Here, the family can experience the four elements of nature that bind the home together—earth, wind, water, and fire.

### PROJECT TEAM

Calvin Chen  
Thomas Bercy  
Bethany Fadel, AIA  
Dylan Rinda

### CONTACT

[bcarc.com](#)  
512.481.0092



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3414 Foothill Terrace  
78731

RENOVATION/ADDITION  
7,007 sq/ft

## Furman + Keil Architects

22  
|  
25

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The Foothill Terrace residence incorporates renowned architect Roland Roessner's design legacy. Two decades ago, Furman + Keil was asked to design a new house on the site where Roessner's two previous models once stood. Though lacking a stable foundation, the 1960s houses served as a profound inspiration for Furman + Keil, leading to their own remarkable design showcased in the 2002 AIA Homes Tour.

Fast forward 20 years: the current owners hired the firm once again to remodel and expand upon their original work. The architects were tasked with bringing the house into the 21st century while preserving the architectural language established in the initial design.

The home now boasts additional primary bedrooms, a new studio, and reconfigured spaces. Every aspect of the house has been carefully updated, from new finishes, cabinetry, and fixtures. These changes honor the existing exposed structure, embracing its rigorous aesthetic and rhythmic flow from inside to outside and back in again.

The Foothill Terrace residence is a testament to the harmonious blend of architectural legacies, where the spirit of Roessner's past work intertwines with Furman + Keil's contemporary vision, resulting in a home that embodies both history and modernity.

PROJECT TEAM  
Gary Furman, FAIA  
Philip Keil, AIA  
Troy Miller  
Drew Wilson AIA

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512.479.4100









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3800 Balcones Drive  
78731

NEW CONSTRUCTION  
4,315 sq/ft

## Matt Fajkus Architecture

26  
|  
29

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The Descendant House encompasses three distinct family units, for grandparents, parents, and children. The design ensures that while each unit enjoys their individual space, they remain interconnected through shared cooking and gathering areas that serve as the heart of the home. At the core of this remarkable space is the kitchen, a space of utmost importance to this family, where they bond over a love for food, cooking, gardening, and beekeeping—which takes place in the outdoor garden.

The design concept revolves around four primary materials: masonry, wood, glass, and stucco. Each material serves a specific purpose tailored to the unique identities within the household, and establishes a distinct relationship with the site. This intentional composition of volumes facilitates both the independence and interconnection of the family members.

Descendant House embodies the values of privacy, shared experiences, and connection to nature, serving as a testament to the power of architecture in facilitating a harmonious and dynamic coexistence for the family who calls it home.

PROJECT TEAM  
Sarah Johnson, AIA  
Matt Fajkus, AIA  
David Birt

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mfarchitecture.com  
512.432.5137









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4704 Shoalwood Avenue  
78756

NEW CONSTRUCTION  
2,238 sq/ft

## Sarah Bullock McIntyre Architect

30  
|  
33

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Homeowner, Joey Neugart and architect, Sarah Bullock McIntyre, met in college 20 years ago and remained friends. Neugart and his family were eager to return to Austin following a decade in the Bay Area. With Bullock's help, they purchased a pier and beam cottage, sight-unseen, in family-friendly, centrally located Rosedale. While the remodeling plans initially aimed for expansion, it was quickly determined to be cost-prohibitive.

Given the chance to start fresh, the owners prioritized an efficient, thoughtful layout with views of the backyard and street, natural light, and minimalist, "hygge" detailing. They requested a low-sloped gable roof reminiscent of the mid-century houses they loved in California, and a perched front porch for neighbor engagement.

Finally, they wanted a carport worthy of their 1966 Fiat 600D, "Blue Baby". The small lot size, significant grade change, and an existing 295-square-foot detached studio influenced the split-level layout and footprint. The Shoalwood Residence stands as a testament to the shared vision of homeowners and architect joining forces to create a home that embodies comfort, elegance, and a strong sense of community.

#### PROJECT TEAM

Sarah Bullock  
McIntyre, AIA

#### CONTACT

bullockmcintyre.com  
512.921.4224









4603 Santa Anna Street  
78721

NEW CONSTRUCTION  
1,000 sq/ft

## Moontower Design Build

34  
|  
37

### Sponsors

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As part of a multi-year research and design process, homeowner Greg Esparza, in collaboration with Moontower, commissioned and built a studio for his family to explore what happens if the climate is put first when designing a home.

The result: a 2 bed, 2 bath home built entirely from plant-based materials, resulting in zero carbon emissions. The experimental structure, built of cross laminated timber panels and thermally modified cork is unconventional, naturally. It looks different, it smells different, sounds different—carpenters even say the saw dust tastes different!

See what a home can be with no concrete above grade, no gypsum wallboard, no cementitious siding, stucco, or mortar, and no petroleum-based insulation. The Cross Cabin is a laboratory for change that is transforming the day-to-day practice of architecture to achieve a zero carbon, equitable, resilient, and naturally-built environment.

PROJECT TEAM  
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Hanna Johns  
Jessica Smith  
Jessica Cain  
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512.844.1828









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1621 Willow Street  
78702

NEW CONSTRUCTION/ADDITION  
660 sq/ft

## Nicole Blair

38  
|  
41

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windsorwindows.com

At The Perch, a 660-square-foot flexible studio space is shaped to fit above the existing bungalow roofline and within the City of Austin's building parameters. The owners had a clear goal in mind: to preserve their backyard and avoid the need to relocate during construction, all while ensuring the mature landscape remained undisturbed. Thus, The Perch was born.

Rooms have small footprints and vaulted ceilings for added volume, and the split-level form provides concealed storage and mechanical space throughout. The Perch rests on four steel columns, piercing through existing bungalow walls to resist lateral forces.

The siding is constructed from corrugated corten steel due to its low maintenance qualities and to match existing site elements. The open grate with expanded metal stair shares a landing with the bungalow and is barefoot (and paw) friendly. A restrained, yet playful, material and color palette are carefully detailed with efficiency, economy, and serenity in mind.

The cantilevered form of the studio gently sways in the wind, a reminder of its construction.

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# Austin Foundation for Architecture

*The Center illuminates the impact of design for all. Here, we explore, imagine, and shape the future.*

For several years, AIA Austin and Austin Foundation for Architecture have imagined a center for design in Austin, and planning is currently underway.

With engaging activities like the Homes Tour, this future center will engage and highlight a diverse community of designers and architects, foster creativity and understanding, and inform the curious public.



Our current programming celebrates the endless ways design makes life better. As we work together toward the creation of a physical space for the center, we invite you to learn more about our upcoming programs and support the creation of Austin's first center for design by visiting [austinfo.org](http://austinfo.org).

Here you can join our email list, sign up for events, view our architectural tours, and donate today. These activities would not be possible without community support.

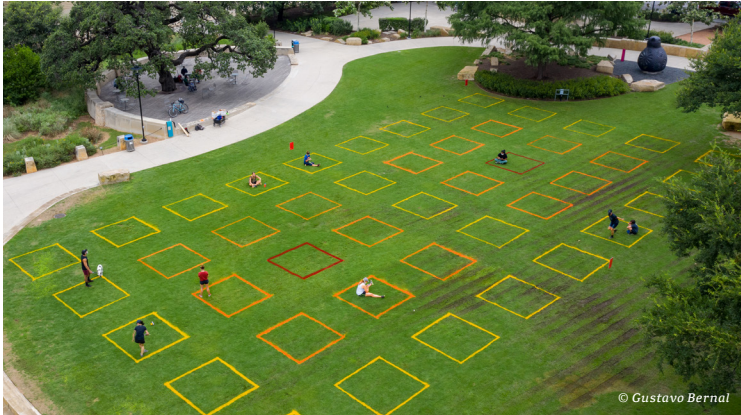


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↑ Franke : Franke (pages 06-09)

## The Value of an AIA Architect

At this, the 37th year of the AIA Austin Homes Tour, we invite you to experience nine homes that will inspire and astonish you. From an innovative cabin built from predominately plant-based materials to a mid-century modern-inspired house designed 20 years ago and renovated now by the same architects, along with seven other homes with stories just as particular and extraordinary, there is something on this Tour for everyone to enjoy.

All of these homes were designed by licensed architects and AIA Austin members—design professionals who have the training and skill to orchestrate harmonious spaces with a deep understanding of how scale, materials, nature, and craft can be woven into a dwelling. The magic is made in collaboration with builders, landscape designers, craftspeople, material and building technology experts, as well as artisans. In concert with you and an astonishing team of professionals, architects can design the spaces where your life stories will unfold.

As you'll see when you experience the houses in person, and watch the live sessions with the designer teams, architects understand how much the details matter—how climate, materials,

light, and space can be directed and shaped into beautiful environments that function for your needs, comfort, and wellbeing. And they do it within the boundaries of budget and context.

Architects look at the big picture. They don't just design four walls and a roof—they create total environments specific to the constraints and conditions of your region and your site, that satisfy functional needs—creating exciting, dynamic spaces in which to work, live, and play.

Whether you are remodeling, adding on, or building from scratch, first consult with an architect. Your architect will also help you work with contractors and other construction professionals.

Only architects who are members of The American Institute of Architects may carry the AIA after their name. As part of their membership, AIA architects participate in ongoing continuing education over and above the State of Texas licensure requirements.

Hire an architect. Go to [aiaaustin.org](http://aiaaustin.org) click the "Find an Architect" tab to start your adventure to create your sanctuary.

### ABOUT AIA AUSTIN

The Austin Chapter of The American Institute of Architects is a not-for-profit professional association with more than 1,200 members. We are committed to increasing the quality and service provided by our members and raising awareness of the value of great design. We work with our nonprofit partner, the Austin Foundation for Architecture, to make the appreciation of architecture and design a standard for our community, hosting a range of programs and events at our shared home at the Austin Center for Architecture and across the city.

If you have any questions about what you see this weekend or would like help finding an architect, please don't hesitate to contact us at 512.452.4332 or [aiaaustin.org](http://aiaaustin.org).

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Casey Woods

OUR THANKS TO

The generous homeowners who have opened their homes to the world for this Tour and have let in our photographer and camera crew.

Architects who have shared their work with us.

Docents and greeters who have volunteered their time on the Tour.

Sponsors who have shared their products, services, and artisanry, and supported the Tour and AIA Austin.

Committee members and volunteers who make this event possible.

Tour-goers who celebrate their love of architecture with us.

SPECIAL THANKS TO

Casey Woods for Tour photography.

FÖDA for the award-winning generative system put in place in 2009 that is our Tour identity and creating our beautiful Tour booklet and graphics.

CONSTELLATION

The evolving, asymmetric, distorted constellation that has served as the Tour "Icon" over the past 13 years is a graphic map that depicts all homes of a given Tour in connection to one another. Movement in space is given primacy over any one destination.







FEATURED ARCHITECTS

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Murray Legge Architecture

McCollum Studio Architects

Bercy Chen Studio

Furman + Keil Architects

Matt Fajkus Architecture

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