



**PRESERVATION
— AUSTIN —**

FORMERLY HERITAGE SOCIETY OF AUSTIN

PRESERVATION — AUSTIN —

SAVING THE GOOD STUFF

Spring 2013 ★ Volume 17 No. 2



21st Annual Heritage Homes Tour

Historic Homes & Gardens

April 6, 2013

10:00 a.m. to 4:00 p.m.



Preservation Austin proudly announces its 21st annual Heritage Homes Tour to be held on April 6, 2013, spotlighting historic homes that also have lovely gardens, from grand mansions to charming cottages.

Tour highlights will include the fabulously restored interiors of historic homes featured in *Country Living Magazine* and *Martha Stewart Living Magazine*, as well as one of the oldest homesteads in Austin, at Boggy Creek Farm. Guests will enjoy docent led tours to learn more about the history and architecture of the featured homes, then can also wander through the gardens at their leisure. At Boggy Creek Farms, guests will also learn about the crops and traditional organic farming methods of this farm which began operations ca. 1840.

Preservation Austin believes that one of Austin's great assets is the wealth of intact historic neighborhoods that stabilize and enhance our central city. The Heritage Homes Tour provides a valuable resource to our community by raising awareness and appreciation of these noteworthy neighborhoods by spotlighting. Attendees learn about our community's history and architecture and witness how residents value older neighborhoods, preserving the qualities that made them special.



Photos this page by J.C. Schmeil, AIA

Dill-White House, 1110 E. 10th Street



Boggy Creek Farm, 3414 Lyons Road

21ST ANNUAL HERITAGE HOMES TOUR

HISTORIC HOMES AND GARDENS

SATURDAY, APRIL 6, 2013

10AM TO 4PM

Join us for a spring day exploring historic grand mansions and charming cottages, all nestled in lovely gardens.

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In association with the tour, we also presented the Homes tour Kick-off Party on March 19 at Big Red Sun at 1311 E. Cesar Chavez. Guests enjoyed live music, drinks

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SAVE THE DATE

House Cocktails

Presented by Dripping Springs Vodka

\$35 per person

Preservation Austin is pleased to launch a new series of cocktail parties with a unique twist. Join us as we gather in beautiful historic homes and enjoy hand crafted cocktails that match the house's era, served up by Alamo Drafthouse's award winning mixologist, Bill Norris.

Thursday, June 13, 2013

The Granger House (1952)

Home of Jeff Harper & Mark Seeger

805 W. 16th St.

Featuring Mad Men cocktails!

Thursday, Oct. 10, 2013

Millbrook (1850)

Home of Nancy Whitworth

1803 Evergreen, 78704

Featuring classic punches and sherry cobbler



Get the earliest notice of event ticket sales and updates on the latest preservation issues in Austin.

Like us at <https://www.facebook.com/PreservationAustin>



PRESERVATION AUSTIN



STAFF

Jacqui Schraad, Executive Director

Angela Reed, Preservation Program Manager

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PRESERVATION AUSTIN

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Heritage Homes Tour continued from page 1

and nibbles, door prizes and ticket give-aways. Homes Tour volunteers enjoyed free admission.

We will also present:

Historic Landscapes of Texas Lecture

by Catherine O'Connor, RLA

Thursday, March 28, 6:00-8:00 p.m.

Austin Woman's Club

710 San Antonio, 78701

\$15 per guest

Our speaker will discuss restoration of historic landscapes; discoveries and challenges in research and the stories the landscapes tell. Evening includes wine & cheese reception and tour of the North-Evans Chateau.

Tour and lecture tickets are available in advance on line. Tour tickets are also available (cash & check only) at the consignment locations: Breed & Co. (both locations), Zinger Hardware, and Tarrytown Pharmacy, or on day of event at all the featured homes. \$23 members / \$28 non-members / \$23 Children 12 and under. To buy tickets or for more information on the tour, map, and FAQ, visit www.preservationaustin.org.

FEATURED HOMES LIST

The Academy
400 Academy Dr., 78704

The Brunson House
200 The Circle, 78704

Boggy Creek Farm
3414 Lyons Road, 78702

Dill-White House
1110 E. 10th, 78702

Wells-LaRue House
4524 Avenue F, 78751

The Hackett House
102 W 33rd Street, 78705



The Academy, 400 Academy Drive



The Brunson House, 200 The Circle



Wells-LaRue House, 4524 Avenue F

Steering Committee
Thanks to the committee members who help promote and sell tickets to this event.

Tour Co-Chairs
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Rosemary Stewart

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★



Hackett House, 102 W 33rd Street

Photos this page by J.C. Schmeil, AIA



President's Message

★ Tere O'Connell, AIA

Hello Everyone,

Whew! These past few months have been a whirlwind of activity and transformation for Preservation Austin as we are growing into our new name. We are well on our way to meeting our other goals for the year: increased memberships, strategic alliances, and awareness of the value of our historic resources. We have received nothing but support during this exciting time, and we are certainly invigorated and thankful for that.

This was all made possible through the heroic efforts of our Executive Director, Jacqui Schraad, working closely with the amazing and

talented Rebranding Committee of Shelly Hemingson (Chair), Tim League, Kristy Ozmun, Kim McKnight, Courtney Hoffman, and John Rosato. Helms Workshop created our new logo identity, and our brilliant new website was created by Visual Chefs. The launch of our Austin Historic Tours iPhone app is also a huge hit! Many thanks to our partner the Austin Convention & Visitor's Bureau, plus the Downtown Austin Alliance, Lucy Perez Photography, Tenderling Design, Austin Foundation for Architecture, Maureen Metteauer, Stephanie Kirschner, Laurie Limbacher, Charlie Betts, and Tim League for their work on this fantastic marketing tool. We have many upcoming events



that are sure to be a success. Have you seen the new invitation to the Historic Homes & Gardens tour, set for April 6? It looks fabulous. I hope to see you all there.

Thank you for your support of Preservation Austin!

Best Regards,
Tere O'Connell
PRESIDENT



Inherit Austin

By Stacie Rychlik

Inherit Austin's 2013 is off to a great start. We kicked off the new year with a Hot Club of Cowtown happy hour show at the Continental Club on January 23rd. And, as a special program for the Inherit Austin event, we were treated to a lecture on the music that truly made Austin's history by club historian, Dianne Scott. The Continental Club, a music venue since 1957, is a past Preservation Award recipient and landmark of Austin's musical legacy.



Once again, the annual Inherit Austin Easter Egg Hunt on March 23rd at

Laguna Gloria was a joyful morning for many young children and their families. This Austin tradition is a picturesque event on the grounds of the historic 1916 Driscoll Villa.

Throughout 2013, Inherit Austin will be supporting Preservation Austin's House Cocktails by providing volunteers at these fun events. The first cocktail party took place on February 23rd at the 1913 Goff-Radkey House and current home of Karrie and Tim League. The next events are in June and October, and are open to the public. Please contact stacierychlik@hotmail.com if you are interested in volunteering.

Our next to-be-determined event will be in May. Watch for updates via email, our website and Facebook. It's sure to be social, fun and historic. We look forward to seeing you there.

INHERIT AUSTIN aims to cultivate a new generation of preservationists in Austin. As young professionals, we celebrate local history by gathering for fun, social events at historically significant venues.

Please call the PA office or check out the website and to join Inherit Austin. Memberships: \$65/individual, \$90/couple-dual





Preservation Austin presents a monthly on-line Heritage Quiz. The first Friday of every month, we post on our Facebook page an image of an historic site in Austin. The first responder to identify the site wins a gift certificate to Cenote coffeehouse. Don't miss this opportunity for public glory and a gratis caffeine fix. Like us now at <https://www.facebook.com/PreservationAustin>



Congratulations to our recent winners to date, who correctly identified the following properties:

 **Roberts Clinic**

1174 San Bernard St.

 **Winner: Amy Ruthrauff McWhorter**

This City of Austin landmark is a significant site in Texas' African American history. The home was built in 1937 for Dr. E.L. Roberts, who attended Maharry Medical College in Nashville and interned at John A. Andrews Hospital in Tuskegee. Dr. Roberts was the physician to Nashville Public Schools before coming to Austin in 1932. Dr. Roberts is buried in Evergreen Cemetery, E. 12th and Airport Blvd. in plot BB1-29-8.



 **Baptist Student Center**

2204 San Antonio Street

 **Winner: Mary Baughman**

The Baptist Student Center was correctly identified as the home of this 1949 tile mural by Mid Century Modern artist Seymour Fogel. In 1946, Fogel moved to Austin where he accepted a teaching position at UT. He became an integral part of the Texas Modernism movement and executed what have been considered the first abstract murals in the state for the American National Bank (1953) and the Baptist Student Center at the University of Texas. Fogel's home "Southwind" in Austin is listed on the National Register of Historic Places.



 **Driskill-Day-Ford Building**

403 E. 6th Street

 **Winner: Anne Bergstrom Hunt**

Built in 1875, this Austin Landmark was home for 22 years to one of Austin's beloved music venues, Steamboat 1874. This is also one of the 13 or fewer remaining buildings associated with Abner Cook, a self-taught Texas architect and contractor responsible for design on 38 buildings in Texas, including the Governor's Mansion and the first state penitentiary in Huntsville. He was the most significant designer of Greek Revival buildings in antebellum Texas.



Music and Preservation Make Sweet Harmony

By Melanie Martinez
Preservation Austin Board member and local bassist

Live music venues are as much about people as architecture, but the architecture sure does help. To my ear, the warm materials in old buildings make music sound better. As a musician, I've had a chance to play in a wide variety of venues in Austin and my favorites are always the old buildings.

Music and old buildings just seem to feel better together. For instance, the walls of the historic clubs on E. 6th Street are often limestone or old Austin Commons brick and the floors and ceilings are usually long leaf pine. The many layers of breath and smoke and all kinds of things going on, coat the walls and make the music sound warmer and more human. Historic venues seem to wear an energy field made from all the layers of emotions played out in them over decades – the love and joy, pain and release, all felt in the music.

Important moments of my life include memories of the Austin Opera House, the Armadillo, Liberty Lunch, the Saxon Pub, Club Foot, Steamboat and even the little Filling Station on Barton Springs Road where I got my start playing at Ted Hall's blues jams. We've all got our clubs and our memories but something about the Continental Club on South Congress speaks to everyone.

It certainly must be Austin's number one favorite historic music venue.

Looking at the popularity of Austin's beloved music venues through the years tells a story about our development and our neighborhoods. The venue's location plays a role in a neighborhood's popularity, often bringing newcomers who decide to move there because they enjoy the music. This was happening long before South by Southwest. It will be interesting to see how our historic music venues such as the Broken Spoke evolve as their surroundings change.

Of course, we all mourn the losses for many reasons. Our memories no longer have a physical address. We miss the Vulcan Gas Co. and the Armadillo, Raul's, Soap Creek Saloon, Chicago House, the Electric Lounge, the Black Cat, Momo's, the Split Rail, South Park Meadows, Joe's Generic, The Beach, the original Emo's, Beerland and the Cannibal Club. The list goes on.

Yes, we've made some efforts to preserve a bit of the past; but how

often do we actually still go to these clubs we once cherished? We still have the Continental Club and the Broken Spoke, Hole in the Wall, the Saxon Pub and the Cactus Café, the Elephant Room and the Victory Grill, as well as a few others. Although not at all like Liberty Lunch, Lambert's next to city hall is a great historic building featuring live music and tries to carry the flame of its former neighbor.

Listening to the music community lament the loss of their favorite venues, I can't help but notice most of those beloved venues were housed in historic buildings. I would love to see the Austin music and preservation community unite and share our stories so we can leave a legacy of an authentic history of the people and places which helped make Austin the real Live Music Capital of the World.

By this time next year, Preservation Austin's Historic Austin Tours app will add historic music venues to its list of tours. It will tell the stories of our favorite iconic music venues and put them in context with Austin's

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Sharon Jones and the DapKings play at the current Antone's

Photo credit: Melanie Martinez

history as a growing city that has always had a soft spot for music.

If you have a story to share about your experience in one of Austin's historic music venues we would love to hear it and possibly use it in our new phone app tour of historic music venues. If you haven't already taken our survey which you can find online at www.preservationaustin.org, please take a moment and fill out the attached survey to note which of Austin's music venues you think are the most important to Austin's history. Add your memories to the survey, or e-mail your story to Angela Reed, Preservation Austin's Program Manager, angela@preservationaustin.org.

MANY THANKS

...to the sponsors that helped make the Historic Austin Tour App possible:

- Austin Convention & Visitors Bureau
- Downtown Austin Alliance
- Austin Foundation for Architecture
- Jeff Albrecht
- Thomas Bercy
- Julie Fitch
- April Garner
- Carolyn Grimes
- Shelly Hemingson
- Tim League
- Emily Little
- Lazan Pargaman
- Karen Pope
- Mary Rickhoff
- Blake Shanley
- Chris Thomas



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HISTORIC MUSIC VENUES

SURVEY

1 Please choose 10 of the following music venues you feel best represent Austin's musical history. Your answers will be used by Preservation Austin to create a SmartPhone app touring the Historic Music Venues of Austin.

- Dessau Hall
- The Jade Room
- The Rome Inn
- The One Knite
- The Old New Orleans Club
- The Scoot Inn
- The Saxon Pub
- Antone's (original location 6th & Brazos)
- The Broken Spoke
- Club Foot
- Skyline Club
- Soap Creek Saloon
- Victory Grill
- Ginny's Little Longhorn
- The Continental Club
- The Alamo Lounge
- Emmajoe's
- Threadgill's (original location N. Lamar)
- Austin Opry House
- Liberty Lunch
- Scholz Biergarten
- Hole in the Wall
- Raul's
- Vulcan Gas Co.
- Steamboat
- The Ritz
- Studio 6A (original Austin City Limits Studio)

2 Please share your memories or experiences at one of these venues or tell us why you think they're important to telling the story of Austin.

3 Preservation Austin may share my memory posted above either online or in printed materials.
 Yes No

4 Please share your contact information so we may ask you more questions about your memory, if needed.

Name: _____

Email Address: _____

Please return survey to: Preservation Austin, P. O. Box 2113, Austin, TX 78768

A Many Layered History: The French Legation Museum

by Noel Harris Freeze, Director

Interpreting history for the public can be tricky. Especially if the story you are trying to tell doesn't quite match the visitor's preconceived idea of the site. Sometimes there is little historical information. Public historians use information from letters, newspapers and journals to voice the experiences of historical actors. If these documents are not available, telling a factual story can be difficult. On the other hand, an abundance of information can be just as hard. Layers of stories can overwhelm historians requiring the careful selection of details, resulting in a simpler narrative. At the French Legation Museum, each of these challenges has influenced our storytelling.

After walking through the door of our visitor center, many people ask, "What is this place? Is it French? What's a legation?" Simply put, *this place* is one of the oldest buildings in Austin. Built in 1841 with personal funds for the French chargé d'affaires, Alphonse Dubois, the house was intended to serve as a private home and office. Dubois left Austin in 1842, and in 1848 the Robertson family bought the property. The State of Texas purchased the land and house in 1849. In 1956, when the Daughters of the Republic of Texas were granted custodianship, the DRT transformed the family residence into a museum.

Because of the Museum's name, many visitors come seeking a "French" experience. Both Francophones and Francophiles visit frequently, and two different pétanque groups play on our gravel lanes each week. A *legation* is a diplomat's home and truthfully, Dubois' intention to inhabit the historic house is our only connection with France. Nonetheless, questions concerning our "Frenchness" create an opportunity to tell a broader story.

The Robertsons lived in Austin at the same time as Alphonse Dubois, and some accounts place them at the same social gatherings. The Robertson families passed on their memory of Dubois and his time in Texas to their children. The last of the Robertsons to live in the house, Lillie and Sarah, were inspired to hang a sign that incorrectly, if not charmingly, called the house "the Old French Embassy." They even gave tours for a small fee.

Most Austinites refer to the Museum as "the Legation." However, we are not a diplomatic outpost. When Lillie and Sarah Robertson gave public tours of the house, they transformed the very private family home into a public institution of learning – a museum. Both Robertson daughters belonged to the Daughters of the Republic of Texas and it was by their request that the State purchase the property and grant custodianship to the DRT.



Robertson Master Bedroom

The moment the historic house became a museum, domestic activities ceased, replaced by reconstructions, representations and reenactments of the lives of past residents. In the mid-twentieth-century, the French Legation Museum Committee (our acting board) developed an interpretation that included both the Dubois and the Robertson families. The house's central hallway bisects the home as well as the interpretive areas, with Dubois on the west side of the hall, and the Robertsons on the east side. The Committee gathered furnishings and other objects, including pieces with provenance relating to Dubois and to the Robertsons. Dubois' side of the house reflects mid-nineteenth-century French-influenced taste. The east side is visibly American Victorian, furnished with items produced in factories in the Midwest and eastern United States. Reflecting both Dubois and the Robertsons in the same space can confuse visitors. Few homes house such different stories in the same building. A French bachelor would have

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Artifacts from a recent dig



Front exterior of the French Legation

French Legation continued from page 8

used the house much differently than a pioneer Texas family of thirteen. Our Museum docents carefully explain the uses of each room by the different residents, relying on the visitors' imaginations to conjure what is not visible.

An archaeological excavation in the 1950s revealed the site of the original detached kitchen, a building that would have been the workplace of the family's enslaved workers. A reconstructed kitchen was erected on the original footprint and filled with a collection of French culinary antiques by a generous philanthropic family. However, neither the building nor the objects reflect the people who would have worked there. Few records exist in public collections that provide details about the private lives of Austin's enslaved residents. The archaeological record helps some. The excavation uncovered a remarkable collection of consumer goods including sewing implements, English transfer ware and glass marbles, all items likely owned and used by bondsmen. Thanks to the

research of former French Legation Museum Director, Stephanie Jarvis, we know that the Robertson family sold parcels of their original twenty-two acres of land to freedmen following emancipation. Homes built on these properties contribute to the legacy celebrated by the African American Cultural and Heritage Facility, just a few blocks away.

As the French Legation Museum moves forward, our goal is to make inroads with the community and to be thought of as more than just a house museum. We continue to work toward interpreting *all* of the people who have lived on the site, trying to attract both our neighbors as well as visitors from far away. We hope to bring people together and to tell the many layered, expansive histories of the Austin community through our public programs. This year we will partner with Breakthrough Austin to provide tutoring programs for students trying to get into college. Foodways Texas and local culinary historian Toni Tipton-Martin will help us investigate our city's love of food. Our monthly

concert series will celebrate Austin's legacy as the Live Music Capital of the World. We hope that this programming contributes to future storytelling at our site, adding strata to our ever growing interpretation.

For the month of April, Preservation Austin members can mention this article and receive free admission to the French Legation Museum.





Carol Ann Sayles & Larry Butler

Boggy Creek Farm The Smith Family Homestead

one of Austin's three oldest buildings (the other two being the 1841 French Legation and the 1855 Paggi House). Carol Ann and Larry often

Our vision initially was a geographic one. Although we lived in Old West Austin, we were already farming at our Milam County farm, 80 miles northeast, and we thought: Wow, we can farm here and live here! Our vision also was to provide our community with fresh, nutritious and clean produce. It still is our vision.

How did you go about piecing together the history of the farmhouse? What did you uncover?

We spent hours researching during the cold, wet winters in the early 1990s. We got everything that the city had, which was pitifully little. And they were stuck on 1854 as the building date. We knew that was totally wrong. In every era, there are architectural “themes” and house builders build “look-alike” designs because they are what people want. The 1841 French Legation, stripped of its fancy adornments, has basically the same floor plan as the Smith farmhouse. It, too, is Greek Revival style, with identical main rooms, identical minor rooms cut through the middle with an enclosed dog trot central hallway. A good amount of information exists on this property because James Smith died with only a deathbed will, witnessed by his friends. So the settlement of the estate had to go through the courts, and

Continued on page 11

welcome supporters of the local food movement, those curious about urban farming or local history, and others who visit the farm for tours or to attend one of the many educational and fundraising events the couple hosts.

The Smith House and Boggy Creek Farm will be featured as part of Preservation Austin's Historic Homes & Gardens Tour on April 6. Carol Ann said she loves sharing the farm and its history with visitors.

Why did you and Larry decide to purchase the Smith homestead? What was your vision?

We love old houses. We lived in and restored 702 Highland Avenue, a two-story 1920 Craftsman-style home in Old West Austin, before moving to the farm. We knew the soil here along Boggy Creek was bottomland and that there was a shallow aquifer well. We also loved East Austin and we speak Spanish.

In 1839, James and Elizabeth Smith settled on 50 acres of prairie in what is now East Austin. Today, five acres of their homestead is Boggy Creek Farm, Austin's first urban farm, which supplies organic vegetables, fruit and eggs to the community at its twice-a-week farm stand. When Boggy Creek's owners Carol Ann Sayle and Larry Butler bought the land and the Smith home in 1992, they found the building “caving in,” trash dumped along the edges of the property, and rich bottomland ripe for cultivation. They restored the Greek Revival style farmhouse, which was built in 1840-41, as their home.

Hundreds of devotees shop regularly at this unassuming destination that is tucked into a quiet neighborhood along Boggy Creek. Shoppers browse heirloom tomatoes, kale and strawberries a few steps from the one-story, whitewashed Smith House, which is thought to be

Preservation Champions continued from page 10

there was much testimony by the widow Elizabeth Hayden Smith and James' eldest son, Alfred Smith. Alfred wanted more of the estate because, he testified in court, he "supervised the building of his father's house over the winter of 1840-41." That was our first clue that the year 1854 was wrong.

What has been your most exciting discovery?

We discovered the biggest news in the spring of 2011 – that Sam Houston dined here on Dec. 24, 1841, for a wedding supper celebrating the marriage of Alfred. A descendant of the Siegmunds (who owned the property from 1902-1979) found Houston's letter to his wife detailing the event. He said when he ate there, Dec. 24, 1841, that the Smith place was about "three miles from this place." In many old documents, "this place" is Austin.

Our gut always told us that the house was the same era as the French Legation. Now we know for sure. Republic of Texas President Sam Houston's letter to his wife cinched the deal. We have the farm's history and a link to this letter on our website, www.boggycreekfarm.com.

How is the home constructed and what are some of the challenges of living in a 172-year-old farmhouse?

The exterior is either cypress or Bastrop pine. It's hard to tell which, as the grains are similar. Originally, most of the interior walls (front two rooms, entry, one bedroom) were made of wood lath and plaster. These walls and ceilings were relieved of their cracking plaster, probably in the 1930s, and received

shiplap, cheesecloth and wallpaper. Two of the back rooms – dining room, bedroom – appear to have the original tongue-and-groove wood boards.

The 1,500-square-foot house is drafty and cold. Big plastic bags filled with crumpled newspapers and stuffed into the flues of the two chimneys keep our heat from leaving and stop cold air from sinking into the house.

The Siegman/Linscomb family, who owned the house from 1902 to 1979, installed new East Texas pine floor boards over the original Bastrop pine floor in the 1930s. It made the house much warmer. We took up this "new" floor in the hall and could see sunshine on the dirt below through the cracks between the original floor boards, and hear our chickens clucking under the floor. We insulated the floor from underneath to help the problem. It's still an old house, however, and the unrestored old windows are not efficient at all. Since the house is wood, there is a lot of necessary maintenance on the exterior.

The other challenge has been that there is not a single closet in the house. We use wardrobes for our clothes, but there is nowhere to hide junk, so we try to not have too much. There is no closet for a vacuum cleaner, so I use a broom, floor mop and damp mop to clean the floors – adapting to the old ways.

What surprises have you come across while working on the house or cultivating the land?

Taking the sheetrock off of walls revealed the original tongue-and-groove wall

boards and the used barn planks in the hall and one bedroom. A stencil saying Calcasieu Lumber Co. is on one board.

Our house also shows marks of the 1900 flood, which spread out from the Colorado River for a mile. There are black stains on the 2 x 4s in our walls, indicating that water rose into the house.

In the field, especially in the area that used to have a long barn, we have found quite a few horseshoes, a couple of muleshoes (there is a mention in John Franklin's letters of borrowing a relative's mule after the Civil War ended), bits and pieces of pottery, and connecting parts of the shutter hardware. Archeological student digs, led by Dr. Karen Bell, have found a lot of pottery pieces.

Historic preservation at Boggy Creek Farm means much more than saving a historic building. Boggy Creek is a working farm producing food for the community. Your efforts support sustainability. Any comments about how preservation and sustainability go hand in hand?

Preserving houses and preserving farm soil are so important. The "greenest" house is a historic house; rich bottom land soil is a treasure. We have to keep both entities in good condition, so that the house can continue to serve its fundamental purpose, shelter, and the land can continue to feed people. The fact that the two come together on this farm is just amazing to us. We feel blessed that our two passions are here on Boggy Creek Farm.

★

SAVING THE GOOD STUFF

by Tere O'Connell, PA Board President

Our survey of favorite historic music venues has reminded us once again that we have much to be thankful for in Austin. From the neon-lit, low-ceilinged grit of the Broken Spoke to the vintage paintings and red velvet of the Continental Club, these are the places where memories are made. We've also lost venues that had very high community value, like the Armadillo and Liberty Lunch. As historian John H. Slate said in his recently published book *Lost Austin*, "By demolishing Austin's historic structures and obscuring its geography, the character of Austin's cultural heritage is lost." Aside from the Spoke and Continental Club, some of these treasured places may not meet landmark designation criteria, but they are part of the soul of Austin worth celebrating and experiencing as we continue to grow and mature. We're left to ask: how do we identify, value, protect and save "the good stuff"?

Local businesses across town also provide an essential component of our community character. For example, the Corner Cafe on Lamar, formerly G&M Steakhouse and recently featured on the Food Network's *Diners, Drive Ins, and Dives*, is a tiny place that sits on a prime piece of real estate. It is packed with people every day; we all love it. Local business owners put their heart and soul into their businesses, including the preservation of the unique buildings that are part of their identity. As we *Save the Good Stuff*, local businesses are some of the first places that come to mind. The definition and interpretation of "Community Value" as a criteria for

Austin landmark designation has been challenged many times since the inception of the program. Who decides community value? Is there a magic number or spectrum of community representation who must show up for every hearing to demonstrate this value? Is there a clear definition of quantitative value that our historic landmark and planning commissions can apply with certainty? As the City of Austin begins the process of writing a new land development code, this issue is something we need to continue to ponder, refine, and clarify, to be fair, responsible, and respectful when judging how each property affects the larger whole of Austin character.

In late February a surprisingly large turnout of people came to see the "Four Cities. Four Land Development Codes." presentation at the historic State Theater, sponsored by Imagine Austin. As I listened to the presentation with several other Preservation Austin members, it struck me that this is a crystalline moment in Austin history. The speakers agreed that it will take us five years to rewrite the Austin land development code, and that it may be expected to last for 40-50 years – or two generations. Experts from Raleigh, Madison, Denver and Dallas shared their process of community engagement, definition of priorities, and approaches to various issues like form-based codes, elimination of overlays, simplification of language, protection of inner-city neighborhoods, and historic preservation. One of the speakers stressed the importance of defining a

vision for Austin before we start writing the code: figure out what development works and what doesn't, and write the code accordingly. Zoning policies such as Raleigh's historic district "lite" and Dallas' use of neighborhood stabilization overlays were presented as alternative ways to preserve community character without as many regulations. These and other methods will be worthy of scrutiny for Austin, especially as we may support integration of existing building fabric with new construction as a sustainable approach to development under certain conditions.

It is difficult to plan a comprehensive and integrated vision for historic preservation without solid, accurate, and current baseline information. Some of pre-1936 Austin was surveyed in 1984, and some areas of East Austin were surveyed in 1980, 2000 and 2006. The Austin Historical Survey Wiki created by the UT Historic Preservation Program is wonderful, but is not currently funded for implementation city-wide. An updated and comprehensive historic resources survey is sorely needed in order for us to clarify and refine the definition of what is important to preserve and protect, and what sites are appropriate for new development. This has been identified as a goal in both the Imagine Austin plan and the Downtown Austin Plan. In addition, the Imagine Austin plan prioritizes the need for an updated Historic Preservation Plan - our current plan dates back to 1981.

The mission of Preservation Austin is to promote Austin's diverse cultural

Continued on page 13

Course Offered on Buying and Selling Historic Properties

The Commodore Perry Estate will be the setting on April 16, 2013, when Preservation Austin and the Austin Board of REALTORS® bring back their successful training course, “Buying and Selling Historic Properties.” The purpose of the course is to enable REALTORS® to enhance their effectiveness in serving clients who consider buying or selling old houses. This course is also open to homeowners who hope to better understand their old house.

The course covers the history of Austin’s residential architecture, the processes and practices of historic preservation, special techniques for marketing and selling historic properties, design considerations for remodeling historic houses, and the economic effects of preservation. With improved understanding of these topics, REALTORS® also will be able to more responsibly represent their profession in ongoing community dialogues about historic preservation issues. The curriculum for the course has been revised and updated to cover recent changes in preservation policy.

Presenters for the course are the following:

- ◆ Lin Team, PA Board Vice-president and old house real estate specialist
- ◆ Steve Sadowsky, City Historic Preservation Officer
- ◆ Kim McKnight, PARD Historic Resources Coordinator, Board Mid Tex Mod, PA Board Member
- ◆ Michael Oden, Economist, UT School of Architecture
- ◆ Tere O’Connell, restoration architect and PA Board President
- ◆ Emily Little, FAIA, restoration architect and PA Board member
- ◆ Alyson McGee, Deputy City Historic Preservation Officer
- ◆ John Volz, consulting architect, and will lead the tour of the Perry Mansion restoration

Although the day-long event is designed as a continuing education course for Realtors® who will receive **8 hours of MCE** credit, the public is also welcome to attend. More information is available at www.preservationaustin.org.



Commodore Perry Estate

BUYING AND SELLING HISTORIC PROPERTIES

Date: Tuesday April 16, 2013

Time: 8:30 a.m. – 5:30 p.m.

Place: Chapel at the Commodore Perry Estate, 41st and Red River

Cost: \$90 for ABOR and PA members; \$100 for others

Registration: On-line at www.ABOR.com in the “education” section

Questions: Angela Reed, PA Program Manager, angela@preservationaustin.org, 512-474-5198 x7724

Rita Barrouse, ABOR education coordinator, rbarrouse@abor.com, 512-454-7636 ext. 1602



Saving the Good Stuff, continued from page 12

heritage through the preservation of historic places. There are many ways that we do this, and we continue to look for more. Stay tuned for more on the historic music venues app, a

new way to recognize and celebrate our local businesses, and an opportunity to advocate for funding an updated historic resource survey. ★

PIONEER FARMS

AN UPDATE ABOUT ALL THE GOINGS-ON AT AUSTIN'S PREMIER LIVING HISTORY PARK.

SUNRISE SERVICE & EASTER EGG HUNT FUN

Easter weekend will bring a variety of old-fashioned events at Pioneer Farms. At daybreak on Sunday, March 31, HolyWord Lutheran Church will hold a Sunrise Easter Service in our Sprinkle Corner town square, just like the ones that Texans used to celebrate in the late 1800s along Walnut Creek in this area. Admission to the service is free. That afternoon, the city's largest Easter Egg Hunt will take place, with starting times staggered for younger children. Crafts, historical activities for families and horse rides will also be offered. Bunnies (real and stuffed-toy variety) will be available for petting and (the latter) for purchase. Regular admission will be charged. For more details, see PioneerFarms.org.

TEXAS RIFLES RETURN APRIL 6 FOR A 'FEUD' REENACTMENT

The Texas Rifles, a renowned 1800s re-enactment group, will present a special program on Saturday, April 6, where they will recreate a family feud straight out of Texas history – as civilians. Instead of being bedecked in military gear, they will portray Texans after the Civil War in a number of historical demonstrations and reenactments during the day. Shooting, impeccable costumes and educational history fun will fill the day. For up-to-date details, see PioneerFarms.org.



Help set a hula-hoop world record!

GUINNESS-BOOK RECORD HULA HOOP WORKOUT EYED AT MUSIC FEST

Mark your calendars: **The Austin Family Music Festival** is coming on Saturday, April 20, a bigger and better springtime festival for children of all ages. This year, we're negotiating to partner with an Austin breast-cancer charity, The Smile Never Fades, to set a Guinness World Records for the most number of people working out simultaneously with hula hoops. The record of 290 was achieved by Allen Elementary School in Hutchison, Kan., on May 21, 2012.

Hula hoops will be available for purchase, or you can bring your own. Instruction and lessons will go on before the record-setting event is held during the afternoon. Starting at 10 a.m., the festival will feature a full slate of great musical acts on three



stages that will be announced with a drum roll in coming weeks. As the only children-oriented music festival in Austin, the event annually draws thousands of people for a day of family fun. Admission to the festival also gets you into Pioneer Farms for the day.

\$50,000 GOAL to OPEN WESSELS HALL

Restoration work on historic Wessels Hall on our Town Square is progressing enough that a late-spring opening date is now hoped for. Donations are being collected for the remaining \$50,000 needed to open the hall. Donations of any size are most appreciated. When restored, the hall will house exhibits highlighting Texas' musical history and will serve as a one-of-a-kind performance space. The hall, generously donated by the family of the two brothers who built it, was moved to Pioneer Farms last fall from near West Point. All donations are tax deductible. Contact farminfo@pioneerfarms.org.



Progress underway restoring historic Wessels Hall

Continued on page 15



Our New & Renewing Members



Many Thanks

Contributor ★

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 Brian Linder
 Mary McRee
 Eugenia Miller
 Jan Moody
 Wynnell Noelke
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Elaine Robbins
 Judith Shipway
 Mary Helen Walcutt
 Fritz Weigl

Family ★

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 Rick & Cindy Black
 Rachel Lomas & Andy Bowman
 Joan & Clark Burnham
 Natasha Campbell-Cross
 William Gammon
 Alegria Arce & Charles Hibbetts
 Phyllis & Rusty Horn
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 Blake Smith
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 Thomas Barbour & Paula Hern
 Carlos & Nancy Puentes

Advocate ★

Alyson McGee & Mark Wolfe
 Fran & George Ramsey

Pioneer Farms, continued from page 14

LIVES OF EARLY CENTRAL TEXAS
 RESIDENTS TO BE SHOWCASED
 IN RARE ARTIFACT DISPLAY

The exhibit is based on a collection of early Texas items ranging from pots and working stones to spearheads and flintheads. All are centuries-old Indian camp site. "The story of the early peoples in this area is amazing and enchanting – and that what's this exhibit will bring to life," said Steve Ashley, a collector-researcher who donated the items and has helped assemble the exhibit.



SAVE THE DATE

Ancient Oaks Plantation Tour

Saturday, May 11 • 1:30 - 4:00 pm

329 Hills Prairie Road

Bastrop, Texas

\$25 individual / \$40 couple

Mark your calendar to visit this magnificent example of a 1856-57 Texas Greek Revival plantation home, which has undergone a beautiful period restoration.





**PRESERVATION
— AUSTIN —**

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PA CALENDAR OF EVENTS • 2013

**MAR
28**

Historic Landscapes of Texas lecture, Austin
Women's Club, 710 San Antonio, 6:00-8:00 p.m.
\$15 per person.

**MAY
20**

Historic Landmark Commission Meeting
7:00 p.m., Austin City Hall. Please call 512.974.3530
for more information

**APR
6**

Heritage Homes Tour "Historic Homes & Gardens",
10:00 a.m. - 4:00 p.m. \$23 Members/\$28 Non-Members

**JUN
13**

House Cocktails at the Granger House, 805 W. 16th St.
6:00-8:00 p.m., Tickets \$35. *Save the Date.*

**APR
16**

Buying and Selling Historic Properties, 8:30 a.m. -
5:30 p.m., Commodore Perry Estate, 41st and Red River,
\$90 for ABOR and PA members; \$100 for others,
Register on-line at www.ABOR.com.

**JUN
24**

Historic Landmark Commission Meeting
7:00 p.m., Austin City Hall. Please call 512.974.3530
for more information

**APR
22**

Historic Landmark Commission Meeting
7:00 p.m., Austin City Hall. Please call 512.974.3530
for more information

★ Tickets to Events available at:
www.preservationaustin.org or 474-5198.

**MAY
11**

Ancient Oaks Plantation Tour
1:30-4:00 p.m., 329 Hills Prairie Rd., Bastrop.
\$25 individual/\$40 couple. *Save the Date.*