



PRESERVATION  
— AUSTIN —

# PRESERVATION — AUSTIN —

SAVING THE GOOD STUFF

Fall 2015 ★ Volume 19 No. 4



## 55th Annual Preservation Merit Awards Celebration

Friday, November 20, 2015

11:30 a.m. to 1:30 p.m.

Driskill Hotel, 604 Brazos Street  
\$100 per guest; Reserve tickets by  
Monday, November 16

**P**reservation Austin will honor this year's Preservation Merit Awards recipients on Friday, November 20 with our annual luncheon at the Driskill Hotel. Established in 1960, this program recognizes those whose vision and commitment to preservation have had a lasting impact on our city's architectural, cultural, and environmental heritage. By recognizing these outstanding individuals, businesses, organizations, and institutions, we hope to inspire others to carry on this important work.

We are delighted to feature speaker Stacey L. Mickelson, Vice President of Government Relations for Artspace Projects. Founded in Minneapolis in 1979, Artspace is a nationally-recognized nonprofit real estate developer with offices in New York, Los Angeles, Seattle, New Orleans and Washington, D.C. The organization has invested over \$582 million in creating over a million square feet of arts facilities and more than 1,300 affordable live/work units for artists, many in historic buildings. Mr. Mickelson has worked on a variety of large scale projects for Artspace for over ten years. He was responsible for acquiring public funding for Minneapolis' Cowles Center for Dance and Performing Arts, leading a team that secured \$12 million in funds from the Minnesota Legislature. In 2008, he worked with a consortium of affordable housing developers to change federal policy and clarify a requirement in the Low Income Housing Credit code to explicitly protect the creation of affordable live/work spaces for artists and their families.

Mr. Mickelson's experience and perspective are more relevant now than ever to the challenges faced by Austin's creative



New Orleans' historic Bell School, part of an upcoming \$36 million Artspace project providing affordable live/work housing for artists, cultural workers and their families ([artspace.org](http://artspace.org)).



Cowles Center for Dance and Performing Arts ([thecowlescenter.org](http://thecowlescenter.org)).

communities as they struggle to hold on to affordable venues, studio space, and housing. He will present innovative programs and best practices used to address these issues nationwide, and discuss how the marriage of historic preservation and the arts creates vibrant, livable cities.

Tickets must be reserved by Monday, November 16. Sponsorships are available through Wednesday, November 18. Please see our website at [www.preservation.org/events](http://www.preservation.org/events) or call us at 512-474-5198 ext. 7724 for more details! ★

SAVE THE DATE

## What's Out There Weekend

November 21-22

FREE, Registration Required

Join Preservation Austin for **What's Out There Weekend Austin** November 21-22! Presented by The Cultural Landscape Foundation, the Austin Parks and Recreation Department, and local partners including PA, this event features more than two dozen expert-led tours of Austin's most significant parks, open spaces, and historic landscapes, including Oakwood Cemetery, Rosewood Park, and the Commodore Perry Estate.



Admission is free but registration is required. See the full list of tours and reserve your place today through The Cultural Landscape Foundation at [tclf.org](http://tclf.org). ★

### Follow Us on



to stay up to date on the latest preservation issues and events in our community!



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# 2015 Preservation Merit Awards

## PRESERVATION

### ★ COVERT MONUMENT RESTORATION

**Covert Park at Mount Bonnell,  
3800 Mount Bonnell Road  
City of Austin Parks and Recreation  
Department for Restoration**

*Jury Comments: This project entails a level of craftsmanship and material conservation not often undertaken by a public parks department. City of Austin Parks and Recreation staff at all levels contributed to its success, and the jury commends the conservation team's outstanding work in light of the project's challenging conditions.*

Mount Bonnell's breathtaking views have been beloved by locals and tourists alike since the mid-19th century. The Covert family conveyed the land to Travis County for use as a public park in 1939, an event honored by installation of the rustic Covert Monument. The limestone marker carved by Anton Stasswender, stood a solid three feet tall, three feet wide, and two feet deep to commemorate the family's generosity in perpetuity. It continued greet visitors long after Covert Park was deeded to the Austin Parks and Recreation Department (PARD) in 1972.

The monument's future was threatened, however, in 2008 after it fractured and split into pieces. PARD staff acted quickly to gather three of the largest stone fragments and put them into storage for protection. A protective enclosure was later installed around the base as well. Austin's preservation community rallied to the monument's cause and PARD set about raising funds to pay for its restoration, including a 2014 Certified Local Government grant from Texas

Historical Commission. After seven long years, the project finally commenced in March 2015 and was completed that July.

Catherine Williams, founder of Silver Lining Art Conservation, headed a restoration team which included Matthew Johnson of Bartlett Stone Carving; Chris Campbell and Patrick Sheehy of Vault Fine Art Services; and art handler Joe Janson. The project required hauling three 400-600 lbs. stones out of storage and up Mount Bonnell to an exposed site without water or electricity. The team attached the first two fragments by hand with an industrial-strength epoxy, used a hydraulic crane to lift where it was joined to the base stone with titanium pins and epoxy. Conservators used grout to fortify the monument's core, then mortared and tinted its remaining exterior joints and cracks. Missing pieces of stone across the monument's face were matched and carved using the "Dutchman" repair technique.

### ★ FAIR MARKET 1100 East Fifth Street 11E5 LLC (Dennis McDaniel and Richard Kooris) for Rehabilitation

*Jury Comments: This remarkable transformation preserves an important remnant of East Austin's industrial past at a time when so many of the neighborhood's historic resources are being lost. The jury further appreciates that the project preserved an early 20th century board and batten cottage and usable greenspace adjacent to the warehouse.*

Quonset Huts were developed by the United States Navy at Quonset Point, Rhode Island in 1941. These round-arched



Covert Monument at Mount Bonnell after restoration (Photograph by Catherine Williams, Silver Lining Art Conservation).

corrugated steel structures answered the wartime need for flexible, prefabricated buildings that could be shipped anywhere in the world and erected by unskilled labor. Their clear-span interiors were easily adapted into medic stations, chapels, storage, or whatever else was needed. "Multiple Utility Building" Quonset Huts were expandable, with steel frames able to support any number of arched roof segments. The Navy produced anywhere from 150,000-170,000 Quonset Huts and sold the surplus to the public in the years following World War II.

This five-bay Quonset Hut on East Fifth Street between San Marcos and Waller dates to 1952. It was built as warehouse space for the Steck Company, a printer and office supply firm then headquartered downtown. The building fit comfortably into East Austin's semi-industrial landscape and, like many of the neighborhood's manufacturing and storage facilities, was strategically situated next to the Houston & Texas Central Railroad. Steck vacated the property in 1960. It then housed a variety of industrial and commercial concerns, including Glaston Mobile Homes, Plastinette Products Corp, and Texas Office Products and Supply, with periods of vacancy in between.

Richard Kooris and Dennis McDaniel led the development team which purchased

*Continued on page 4*

the property in 2011. Early plans to convert the 16,625 square foot building into a restaurant and music venue gave way to turning it into multipurpose event space. Delineate Studio and Thoughtbarn executed the project's design and the newly-named Fair Market opened in time for South By Southwest in 2014. The complex includes beautifully-groomed greenspace along East Fifth as well as the preservation of an early 20th century board and batten cottage. The project embraces the building's industrial essence to make Fair Market one of Austin's most stunning venues.

★ **SEAHOLM POWER PLANT**  
**800 West Cesar Chavez Street**  
**Seaholm Power, LLC c/o Southwest Strategies Group, Inc. for Rehabilitation**

*Jury comments: Such large-scale rehabilitation of industrial buildings is rare in Austin, making this fantastic project's impact on downtown even greater. The project team is further commended for preserving the property's industrial components.*

Seaholm Power Plant rises above the banks of Lady Bird Lake at West Cesar Chavez and Walter Seaholm Dr. This mighty Art Moderne complex is one of Austin's most distinctive industrial landmarks and bears the distinction of being designated a Recorded Texas Historical Landmark and listed in the National Register of Historic Places. The nationally-prominent Kansas City engineering firm Burns & McDonnell designed the complex and it was constructed in two phases in 1950 and 1955. The massive concrete-clad plant included a generator building; outdoor boilers; oil heating plant; demineralization building; water intake structure and distinctive illuminated



Fair Market at night. (Photo by Nick Simonite)

signage. It remained an active part of the city's power generation system until 1989 but closed entirely in 1996.

Replete with 110,000 square feet of useable floor area, a towering turbine room with 65-foot-high ceilings, and stunning clerestories, the site was prime for redevelopment. Seaholm Power, LLC, a development group led by Southwest Strategies Group, was selected for the \$100 million project which began in 2013. The plan featured the rehabilitated power plant as the centerpiece of a new downtown community featuring retail and office space, public outdoor spaces, and a new residential condo tower. Designed by STG Design with architects Clayton & Little, the project is the result of a unique partnership between the developer and the City of Austin. It also marks the first time the City has entered into an agreement where a key goal is preserving an iconic structure.

The development team is targeting Austin Energy Green Building's Two Star certification as a baseline for the power plant and Three Star certification for the new construction, with the intent of also achieving of silver or higher LEED certification. Athenahealth, a major player in the healthcare information technology industry opened offices in February 2015. The firm commits to creating a research and development center with 600 new jobs at Seaholm over the next 10 years.



Seaholm Power Plant in 2015. (Photo by Kate Singleton)

★ **SPLITROCK**  
**2815 Wooldridge Drive**  
**Edward Tasch and Anne Crawford for Sustainability**

*Jury Comments: The jury is excited to honor Splitrock with Preservation Austin's first-ever Preservation Award for Sustainability, a category introduced in 2012. This excellent example of implementing sustainable technologies while respecting the integrity of a City Landmark and Recorded Texas Historic Landmark serves as a case study for similar projects citywide.*

Splitrock, or the Burns-Klein House, stands on a bluff overlooking Shoal Creek in Pemberton Heights. Scottish immigrant Thomas F. Burns built the home, named for a nearby rock formation, in 1893. The vernacular center-hall home originally faced east towards the Capitol, on which Burns likely worked as a stonemason, and the University of Texas at Austin. The home stood northwest of the city in a wholly rural setting until the development of Pemberton Heights in the 1920s. At this time Splitrock Avenue was renamed Wooldridge Drive, and the home's west-facing rear façade became its main façade.

Edward Tasch and Anne Crawford purchased the home and undertook its rehabilitation in 2010. By this time

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Splitrock's east façade overlooking Shoal Creek with solar array and rainwater & HVAC condensate collection tank (Photo BY Spec-All Products, Inc.)



Yarrington House in 2015 (Photo by Lindsey Derrington)

Splitrock had been listed in the National Register of Historic Places as part of the Old West Austin Historic District (2003) and designated a City of Austin Landmark (2006), the latter of which meant that any work done would have to be approved by the Historic Landmark Commission. Designed by Atlantis Architects, the project restored Splitrock's east and west porches to their 1920s appearance, which included removing a long 1950s porch from the main façade and restoring the east entrance and vestibule, both of which had been replaced by a bathroom. Original wooden windows were restored and 1920s wiring and plumbing replaced.

The project included a comprehensive program of sustainable systems and features designed to enhance Splitrock's energy efficiency and lessen its environmental impact. Photovoltaic solar panels, along with a rainwater and HVAC condensate collection tank, were installed away from street view in accordance with the Secretary of Interior's Standards. Period-appropriate LED and fluorescent lighting and Energy Star-rated appliances were installed throughout, along with low water use fixtures, toilets, dishwasher, and washing machine. Vapor barriers, meticulous weather stripping, and insulation added beneath the home's first-story floors sealed the building envelope. Radiant barriers improved attic ventilation and

sunscreens now shade the home's southern-facing windows. Reclaimed wood and recycled materials were used whenever possible. Work was completed in 2013, the same year that the Tasch family achieved Splitrock's designation as a Recorded Texas Historic Landmark.

★ **YARRINGTON HOUSE**

**309 Park Lane**

**Elizabeth and Nathaniel Chapin for Rehabilitation**

*Jury Comments: We commend the owners for taking on a rehabilitation project of this size and complexity, and for preserving and restoring the home's defining historic features. The project's impact on the neighborhood cannot be overstated.*

Merchant Arthur H. Yarrington built this Queen Anne style residence with its gracious Corinthian-columned gallery in 1889. It stands in Charles Newning's original Fairview Park subdivision, now part of Travis Heights, conceived as a picturesque bedroom community for Austin's elite. The Yarrington House befell the fate of many a large home during the Great Depression and was converted into a boarding house. In the process, the interior staircase was removed and an exterior staircase was installed in the gallery. Two large, flat-roofed additions were made to the building's north and south façades. The former obscured the home's original main entrance to

dramatically alter its appearance and circulation.

Though it suffered from a raccoon infestation, years of neglect, and was leaning to one side, artist Elizabeth Chapin fell in love with the Yarrington House in 1999. 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 funds for future renovations. The Chapins gradually took over additional units and enlisted restoration architect Emily Little, Principal of Architects Clayton & Little, to design a full-scale rehabilitation in 2008. Work began in 2012 and was completed in 2014.

Little removed the 1930s additions and restored a period-appropriate main entrance to the north façade. The south addition, in turn, was replaced by a two-story gabled wing. The house's rounded turret, one of its defining features, was reinforced with a concrete and steel ring inserted into the crawl space without damaging its patterned brick chimney and wooden shingles. Corinthian columns were disassembled, preserved, and reconstructed where necessary. The project preserved the home's historic wooden windows and peeled away twelve layers of composition shingles from its roof. The 1930s exterior stair was removed and a new staircase was built inside using pine treads milled from original roof joists which had been replaced to meet present-day building codes. Solar panels were installed away from street view to complete this beautiful project.

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## STEWARDSHIP

### ★ Austin Theatre Alliance for Stewardship of the Paramount and Stateside Theatres

*Jury Comments: The Paramount and Stateside Theaters are icons of Austin's downtown. The committee is grateful that the Austin Theater Alliance's outstanding leadership will insure that they will be enjoyed for generations to come. The Austin Theatre Alliance is further commended for its continuing support of local and statewide preservation organizations.*

Founded in 2001, the Austin Theatre Alliance is the nonprofit umbrella organization which operates the Paramount and Stateside Theatres, built in 1915 and 1935. The Paramount is one of the few surviving examples of an early twentieth-century vaudeville theatre in Central Texas. It is a City Landmark, a Recorded Texas Historic Landmark, individually listed in the National Register of Historic Places, and a contributing structure to the Congress Avenue National Historic District. Next door is the Art Deco Stateside Theatre, the Austin's first purpose-built movie house. The Paramount was nearly lost to demolition in the mid-1970s before the community, including Preservation Austin, rallied to its cause. It became a nonprofit in 1975 and later merged with the Stateside with a united vision for hosting performance and educational programming.

The theatres are principal venues for the SXSW Film Festival, the Austin Film Festival, the Moontower Comedy & Oddity Festival, and the Summer Classic Film Series. Both play a vital role for other Austin-area arts organizations by offering reduced rates for facilities



Paramount and State Theatres during the September 2015 blade lighting celebration. (Photograph by Kate Singleton)

and equipment rentals. The Alliance has active partnerships with more than one hundred schools and forty nonprofits throughout Central Texas, and the Paramount Academy for the Arts provides six theatre-based programs that reach more than 22,000 youth annually. It is also a staunch supporter of preserving our community's cultural and architectural heritage, and hosts Preservation Austin's Preservation Speaker Nights and Preservation Texas' advocacy days during legislative sessions.

Fall 2015 marks the Paramount's centennial anniversary, an occasion marked by the installation of a meticulously fabricated reproduction of the theatre's blade. Both theatres host more than 200,000 people annually. The Austin Theatre Alliance expertly copes with the associated costs of maintaining these historic venues to insure that they will be preserved for generations to come. Austin is fortunate to have such outstanding leadership in our community.

## SPECIAL RECOGNITION

### ★ Blue Bonnet Hills Local Historic District Organizers for Advocacy and Neighborhood Preservation

*Jury Comments: Regardless of the outcome of their efforts, the committee commends the core team of Blue Bonnet*



Inappropriate development encroaching upon an historic streetscape in Blue Bonnet Hills. (Photograph by Melanie Martinez)

*Hills supporters who have diligently followed the City's Local Historic District nomination process, diligently documenting their neighborhood, developing design standards to guide future work, educating their fellow neighbors and elected officials, and spending many long hours at public hearings to advocate for their neighborhood. They have overcome significant obstacles and shown great commitment to protecting the priceless character of their community.*

The proposed Blue Bonnet Hills Local Historic District's origins date to 2005. Led by Melanie Martinez, Michele Webre, and Angela Reed, grassroots efforts to create South Austin's first local historic district initially focused on the Travis Heights-Fairview Park neighborhood as a whole in response to increasing teardowns and inappropriate developments eroding the neighborhood's historic fabric.

Organizers worked with a consultant to conduct a 1,200 property survey, paid for by a series of fundraising events. Yet the coordinating team realized that, given current city policy, such a large district could not be achieved. They instead tackled Blue Bonnet Hills, a smaller subdivision within Travis Heights that, while threatened, was largely intact. Bounded by E. Annie Street, East Side Drive, Leland Street, Newning Avenue,

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Longtime preservation advocate Lin Team.

and Brackenridge Street, these blocks encompass 109 properties, 75% of which contribute to the proposed district. The most prominent style is the Craftsman bungalow, followed by Minimal Traditional and Tudor Revivals built between 1928 and 1946 for working class families.

The coordinating team emphasized public awareness to gain support. They held monthly meetings at United Methodist Church and Twin Oaks Library as well as “open houses” to engage and inform. They embraced social media and launched [www.HistoricTravisHeights.org](http://www.HistoricTravisHeights.org), still a vital neighborhood resource. The group’s popular Centennial Chicken yard signs are a common sight throughout Travis Heights, raising awareness of the neighborhood’s historic identity. This is the first local historic district to use Preservation Austin’s design standards template and the first to go before the new 10-1 City Council. As such, organizers, with help from Preservation Austin, have steadfastly sought to educate incoming Council Members on the value of local historic districts for stabilizing property values, preserving affordability, and retaining community character.

Blue Bonnet Hills is widely considered a bellwether case for future local historic districts. Advocates have overcome significant obstacles created by the convergence of development pressures and shifting public opinion, obtaining

approval from the Historic Landmark and Planning Commissions before moving on to City Council this fall. The case’s final reading before Council requires a supermajority to pass. Win or lose, Blue Bonnet Hills’ organizers have given their all to determine their neighborhood’s future and deserve recognition for their efforts.

## LIFETIME ACHIEVEMENT

### ★ Lin Team

*Preservation Austin’s Executive Committee is thrilled to honor Realtor and longtime preservation advocate Lin Team with this award. The organization expresses its sincerest thanks for her decades of tireless work protecting Austin’s heritage. Through her advocacy, she has been instrumental in shaping city policy regarding historic preservation and this is a well-deserved thank you.*

Lin Team has been a tireless advocate for historic preservation and neighborhood planning in Austin. She is a treasured and essential part of the preservation community having served thirteen years on Preservation Austin’s Board and fifteen years steering PA’s Preservation Committee. As that committee’s long-time co-chair, she has been instrumental in shaping city policy regarding historic preservation and neighborhood development. This involved meetings with concerned citizens, property owners, design professionals, Realtors, elected officials, and other city representatives as well as presentations to the Historic Landmark Commission, Planning Commission and City Council.

Lin was instrumental the preservation of 3805 Red River, the Dabney-Horne House, the Maverick-Miller House, and Hancock Golf Course. She was key to insuring

that preservation became an integral part of both the Downtown Austin Plan and Imagine Austin Plan; in preserving tax exemptions for city landmarks and local historic districts; and in developing regulations for demolition by neglect. She has also fought for the preservation of East Austin, affordable housing, revisions to the city’s Planned Unit Development ordinance, the downtown density bonus program, and many more preservation and community advocacy issues.

As a Realtor Lin focuses on historic homes and properties. She created a Buying and Selling Historic Properties Realtors’ training course, transforming the professional perception of historic properties in this area. She has also served on the Central Austin Combined Neighborhood Plan Team, working to uphold that plan’s recommendations, and as President of the Hyde Park and Eastwoods Neighborhood Associations.

Those who are lucky enough to work alongside Lin learn a great deal from her not only about city policy and neighborhood planning, but leadership and communication. Hers is a lasting legacy, and we are eternally grateful for the vision, expertise, leadership, candor, and camaraderie of our dear friend, Lin Team.

**Many thanks to our outstanding Preservation Merit Awards Jurors Joe Lanane, Editor, *Community Impact Central Austin*; Sara Luduena, Project Design Reviewer, Texas Historical Commission; Marcel Quimby, FAIA, Principal, Quimby McCoy Preservation Architecture; Catherine Sak, Executive Director, Texas Downtown Association; and Alyson McGee, President, Preservation Austin. Their talent and experience made this year’s program possible! ★**



The Preservation Committee meets twice-monthly to discuss preservation projects brought to our attention by the public, by architects, developers or planners needing assistance, or by PA members and staff. The committee provides advocacy, makes policy recommendations and forms partnerships with other neighborhood or preservation groups. Committee members are restoration architects, historians, realtors, developers, planners, experienced neighborhood advocates, and other professionals with expertise in various aspects of historic preservation. Our process is to discuss and sometimes debate items that come to our attention, then vote on a position for that issue for PA's Board or Executive Committee approval. Only then does Preservation Austin state a position on any given issue.

Over the last several months:

- Members of PresCom have continued to support the proposed designation of the **Blue Bonnet Hills Local Historic District**. We have engaged in many public meetings and meetings with individual city officials to advocate for the value of the district and integrity of the process. At the time of this writing the district is opposed by 21% of the neighbors, therefore requiring a supermajority of the City Council to ratify the district.
- The committee, in response to issues with the designation of Blue Bonnet Hills as a local historic district and pressure from other community groups, has formed a small working group to study the challenges of the district and landmark designation process. We have put together a draft of recommended changes to city preservation processes, and will be working to discuss these recommendations with appropriate city offices and officials.
- We hosted two staff from the CodeNEXT team within the city's Planning and Zoning Department. PresCom and other guests had a lively open discussion session with the team about the progress and schedule of CodeNEXT and about ways that preservation policy can or will be developed within the future city code. The public is invited to participate in a variety of upcoming activities that will be testing some of the ideas that become part of the code. Preservation Austin members are encouraged to attend.

- PA issued a letter to the HLC regarding the proposed demolition of 3800 Balcones Drive, a mid-century residence designed by nationally recognized Austin architect Roland Roessner. In October the HLC voted to release the demolition permit for this property given its demonstrated structural problems. PA urged the HLC to undertake a survey to identify and consider historic designation for the most significant remaining Roessner buildings.
- Parks and Recreation Department staff gave PresCom an update on the project to redevelop the Seaholm water intake building, which is listed on the National Register of Historic Places along with the larger power plant property. PA will continue to monitor the progress of this proposal and looks forward to celebrating the preservation of this unique and important resource.
- Representatives from the Austin Creative Alliance and SXSW met with the committee to discuss the results of the survey conducted by Austin Music People on the state the music community in Austin. One of the initiatives proposed is the creation of the Austin Creative Trust, which will work to identify and preserve small venues through funding assistance, easements, development trade-offs, and other means. The group intends to make the Red River area their initial focus. PresCom encouraged greater recognition and appreciation for the older and historic venues and sites within the Red River Cultural District.
- We have had multiple discussions about the potential demolition of St. Martin's Evangelical Lutheran Church, the remarkable Modern church on West 15th Street. The church was designed by Jessen, Jessen, Millhouse, and Greeven and constructed in 1960. In 2007 it received the 25 Year Award from AIA Austin. The congregation has discussed seeking a



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# President's Message

★ Alyson McGee

I am looking forward to my tenure as President in 2016 and to working with our Board, staff, members and volunteers who carry out the mission of Preservation Austin throughout the year, every year. Their efforts include educational programming, advocacy and social events that support the protection of our community's rich and many-layered history.

For example, during the summer we held a three-part series titled "Greening Your Vintage Home". Sponsored by TreeHouse and the Austin Energy Green Building program, these Saturday morning workshops focused on how to sustainably retrofit older homes for the 21st century. We invited experts from across the fields of architecture, historic preservation, sustainable design, and landscape design to share with home owners the latest methods and technologies for sensitively and efficiently incorporating energy efficient, solar and water conservation improvements into their historic and vintage homes. Our very talented and knowledgeable Education Committee will be coming up with ideas for our next home owner series for summer 2016.

This past fall we held our inaugural "History Hunt" – an architectural scavenger hunt for K through 5th graders in the Hyde Park Local Historic District. Thirty children, with their parents and siblings in tow, participated. The families walked nearly two miles to find all six of the highlighted architectural features. Special thanks goes out to sponsors

and partners, Neiman Marcus, the Elisabet Ney Museum, Pioneer Farms, Amy's Ice Cream, Alamo Drafthouse, Terra Toys, and Pterrys, as well as to our staff, Education Committee members, and volunteers! Look for future "hunts" to be held in other historic neighborhoods – events that will teach children to look more closely at the historic architecture in their own neighborhood.

Returning in February will be our acclaimed Realtor® training. This all-day course not only provides real estate professionals with credits toward license renewal, it also teaches them how to identify architectural styles and features, what preservation regulations apply to different historic designations, how to market historic properties, and how to advise clients on sensitive improvements and additions to vintage homes. This is a must attend course for agents working in central Austin.

We'll also continue to educate residents and visitors about our heritage through our Historic Austin Tours apps, which we introduced in 2013 with the Congress Avenue, E. Sixth Street and Old West Austin tours. We've expanded these self-guided audio-visual tours to include Iconic Music Venues, the Tejano Trail and African American sites. These tours allow users to experience our city's diverse heritage at their own pace with technology we all own – a cell phone. The tours are available for free through Otocast iPhone and Android devices. We hope to continue to add more tours so Austinites and our many visitors can



experience the diverse and rich history of our community.

Increasing development pressures mean our Board members, staff and Preservation Committee spend countless hours each year working with neighborhood groups and individuals to educate them and our elected officials about how protecting our built heritage benefits Austin's commercial and residential neighborhoods economically, environmentally, and demographically. We do this by working with groups such as the Blue Bonnet Hills neighborhood, who have spent more than a year seeking local historic district zoning. We also meet with City Council members and their staff to inform them about historic preservation best practices, attend Historic Landmark Commission meetings to speak on individual cases, and participate in public forums such as CodeNext and the Construction Material Recycling Ordinance, to help shape public policy that includes provisions to preserve our community character. In the coming year we'll continue to take a leadership role in ensuring preservation policies are protected and improved by providing elected officials with accurate data, research and examples of best practices from other communities, all with the goal of helping make ours

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# Zilker Park: Preservation and Recreation Alive and Well

Brandon Tucker

Another Austin City Limits Fest has come and gone with tens of thousands of visitors and residents coming to Zilker Park.

Chances are, you've been to Zilker yourself, whether it's to cool off in Barton Springs Pool, fly a kite, play disc golf, or bring a picnic and your dog and enjoy a fine sunny day on "Rock Island." Zilker makes up such a huge piece of the central Austin lifestyle - figuratively and literally. The foundation and preservation of green space in any urban area takes a great deal of foresight and commitment. Andrew Zilker, a businessman from Indiana who moved to Austin and quickly became a prominent ice maker, made a series of three deals in the 1917 to secure and donate to the city what is now 350 acres of designated parkland, which includes 50 acres of Barton Springs, as well as some areas on the western side of MoPac.

What was particularly significant about this deal is that at the time, Austin had no parks or recreation departments and very few designated parks at all. Zilker's largest contribution 250-300 acres in 1932 coincided with the implementation of Austin's first-ever city plan, and also included a new commitment to park space. Perhaps part of what makes Zilker Park so great is how modestly developed it remains to this day. In fact, much of what you see in Zilker to this day is due largely in part to the public works projects of the Great Depression in the 1930s. The scale of projects in the 1930s, despite a large budget, was meant to be modest and lightly developed, serving mostly passive

recreation like hiking, picnics and horseback riding. If you've been to the park lately, there has been plenty of work going on. That's mostly due to the 2012 bond that set aside investment for Barton Springs, and projects are ongoing thru 2019.

The two main entrance piers, built with Texas limestone in 1934, are just one of many elements that are points of interest in the park's official National Register Listing. On your next trip to Zilker and Barton Springs, keep an eye out for these other historic highlights:

**Rock Garden:** dating back to 1934, the Rock Garden is on the northern slope of Barton Springs and is terraced with footpaths, stone chairs and pond system. If you look close, you can find a "Zilker Ponds" inscription on the south bank of the westernmost pond system.

**Sunken Garden:** Located just downstream on the south side of Barton Springs, Sunken Garden is one of the three principal springs of Barton Springs (look for Eliza Spring on the north side). It's a historical element of the park, built in 1937 by the Youth Progress Administration. You'll notice concentric retraining walls 6-12 feet tall, and even a small, elevated stage. It used to be a popular picnic spot (with tables to accommodate up to 300 people), but has since become overgrown and fallen into disrepair.



Photo: Eliza Spring in 1953, Portal to Texas History

Eliza Spring is located behind Zilker Café adjacent to Barton Springs Pool. Andrew Zilker built this concrete amphitheater for his Elk's chapter in 1903, though it has been altered over the years. It is an important habitat for the endangered Barton Springs Salamander and no longer open to the public.

This site is also a protected area for the salamander, so public access is no longer permitted.

**Barton Springs Bath House:** The original Bath House at Barton Springs is gone, but the current one was built shortly after World War II. It's the current subject of a restoration project by the City of Austin Parks Department. MWM Design Group was awarded the project by the city. This fall, the city is receiving public input and plans to come up with a design by 2016, when they intend to begin construction.

**The Zilker Clubhouse:** This clubhouse is located on the western side of MoPac, and has one of the finest views of Austin anywhere. Originally built as a Boy Scout Hut, it's a one-story limestone building with a gabled roof, two large chimneys and one large, rectangular room inside. Residents of Austin can rent the space out for events for as little as \$850 for four hours.

**Zilker Cabin:** To find the Zilker Cabin, you'll have to head south of the springs

*Continued on page 11*

*Preservation Committee, continued from page 8*

demolition permit for the property, for the possibility of selling the land for redevelopment by another entity. PA has not yet made an official statement on this issue as we wait to see whether or not the congregation opts to pursue a demolition permit.

- Members of PresCom, along with city preservation staff, the chair of the Travis County Historic Commission and other concerned citizens met at the Sneed House to get a better understanding of the current conditions of the house ruins. PA has previously issued a letter to the HLC urging them to begin demolition by neglect proceedings against the property owner, for failure to protect the landmarked site

from vandals and further deterioration. The preservation office has been communicating with the property owner about securing the site and stabilizing the ruins. Members of the committee will continue to watch this project and offer assistance to the city.

- A subset of PresCom and the chair of the Travis County Historical Commission visited endangered historic sites to the east of the Convention Center, including Palm School and two houses on East 3rd Street that are threatened with demolition. We will be advocating for the preservation of these resources to Travis County and the HLC in the coming months. ★

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*President's Message, continued from page 7*

a world-class city. Our efforts will continue to assist elected officials in making informed decisions that both protect our heritage and address other important community needs. In the coming year we will also hold fun social and entertainment events that bring existing and new supporters together to celebrate preservation victories and learn about our built heritage. Next week we'll host our 55th Annual Preservation Merit Awards luncheon at the Driskill Hotel. You can read about the award recipients in this issue, but I want to personally congratulate Lin Team for being the recipient of a lifetime achievement award for her many years of dedicated service to preserving our community's heritage. Many of our current and former Board members and volunteers have learned the art of advocacy and

outreach from Lin, and we are all grateful for her counsel and example. We'll also host other fun events, such as House Cocktails, Waterloo member events, our spring Homes Tour, and Inherit Austin events, including the Somewhere in Time dinner. I look forward to seeing old friends and meeting new ones at our workshops, tours, and social events, and to continuing to educate Austinites and visitors about what makes our City the best place to live, work and play!

If you want to be part of our education and advocacy mission, I urge you to ask your family, friends and colleagues to become Preservation Austin members at the student, individual, family, business or Waterloo level, or to sponsor one of our many events. Your support of our mission through purchasing

a membership and supporting our programming helps us to continue to work together to "Save the Good Stuff" that makes Austin so special!

Sincerely,



Alyson McGee



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*Zilker Park, continued from page 10*

on Columbus Road, or possibly catch a glimpse of it from the Barton Creek Trail. Dating back to 1934 and likely built as a Girl Scout Lodge, it's a rectangular masonry building with a gabled roof and cantilevered over

Barton Creek. Like the clubhouse, there are two massive chimneys dominate the gable ends.

You can view more information on Zilker Park news by going to the City

of Austin's website and searching for Zilker Park Improvements Projects at Barton Springs. ★



# Education Committee

Ann Graham, Chair

**P**assionate and enthusiastic members of the Education Committee (EDU) continue to roll out activities and events to support Preservation Austin’s education and public engagement goals – all while having fun! What’s the EDU been up to and what’s ahead?

## Hands-On Workshops

In July, EDU hosted three hands-on workshops as part of “Greening Your Vintage Home.” Area professionals in preservation, architecture, landscape architecture and sustainable practices presented topics ranging from solar installation to water mitigation. TreeHouse generously provided the venue and Alyson McGee/Realtor® and Austin Energy Green Building sponsored the event.

The Committee plans to offer these workshops for vintage and historic homeowners annually and we’re always looking for hot topics. If you have a workshop idea, please email Lindsey Derrington at [programs@preservationaustin.org](mailto:programs@preservationaustin.org)

## First-Ever History Hunt In Hyde Park

In September, EDU hosted Preservation Austin’s first “History Hunt,” a family-centric scavenger hunt in the Hyde Park Local Historic District. The Hunt started at the Elisabet Ney Museum, where participants received their neighborhood “passports.” Then it was a race against the clock over a 15+ block area to find architectural features in the neighborhood. Stops included the fire station, Shipe Park’s dog trot cabin, and historic homes. Then it was



Photograph by Lindsey Derrington

Dr. Robert E. Mace, Deputy Executive Administrator of Water Science and Conservation at the Texas Water Development Board, presents as part of our Greening Your Vintage Home workshop series at TreeHouse.



Photograph by Whitney Bayers

Architectural Memory Game at the History Hunt in Hyde Park.



Photograph by Lindsey Derrington

History Hunters and their families await their prizes at the Ney Museum.

back to the Ney Museum for prizes! Special thanks to all of our first-ever “History Hunt” sponsors, including the Elisabet Ney Museum, Neiman Marcus and local businesses that provided generous prizes.

Based on the success of this first Hunt, EDU is already talking with other historic neighborhoods to encourage youngsters (and their families) to see how history and preservation go hand-in-hand.

## What’s Ahead for 2016?

EDU has plans to expand and coordinate communications – from blogs and newsletter articles, to social media and app development. EDU also

supports other Preservation Austin events with planning and volunteering including the Annual Homes Tour, Cocktails at Historic Homes, the Merit Awards Luncheon, Preservation Speaker Night and the soon to be scheduled Preservation Tax Credit Workshop and Realtor’s Preservation Course. So many ways to get involved!

## Join Us!

If you’d like to be a part of increasing public engagement in preservation, and helping our community acknowledge and appreciate the benefits, tools and practices of preservation in Austin, get involved with the Education Committee! ★



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## HERITAGE QUIZ

Rebekah Dobrasko

**P**reservation Austin presents our Facebook Heritage Quiz the first Friday of every month. The first respondent to correctly identify a local landmark receives a \$5 gift card to Cenote courtesy of your favorite preservation organization, so look out for our upcoming quizzes and throw your hat in the ring!

Congratulations to summer's winners for correctly spotting the following properties:

**Paggi Blacksmith Shop – 503 Neches Street** Italian businessman Michael Paggi moved to Austin around 1871, when he leased a waterwheel, mill, and ice house on Barton Creek south of Barton Springs. In 1872 he became superintendent of the Austin Ice Company and also ran a bathing house for swimmers on Barton Springs. Paggi established a carriage and wagon shop in 1875 on the south side of Pecan (now Sixth) Street and sold wagons, buggies, and surreys. The Alliance Wagon Yard near Paggi's Carriage Shop rented and sold horses. Paggi also constructed a blacksmith shop to paint buggies and shoe horses. Paggi died around 1911, after which the building became an African American-owned funeral parlor. The Paggi Blacksmith Shop remains in business use today and is listed in the National Register of Historic Places. Some even say that the building is haunted! ★ **Winner: Mollie Cleveland**



Paggi Blacksmith Shop

**Scholz Garten – 1607 San Jacinto Boulevard** Generations of Austinites have gathered at Scholz Garten for meetings, celebrations, and as the informal “student union” of the University of Texas at Austin. Businessman August Scholz opened a tavern on this site in 1866. After his death in 1891 it was sold to the Lemp Brewing Company of Saint Louis, which then sold the property to the Austin Saengerrunde, a German singing group, in 1908. The Saengerrunde demolished and rebuilt Scholz Garten in 1909, with the “new” building similar in appearance to the original with patterned brickwork, a pediment, and awnings. The tavern is still owned by the Saengerrunde, established in 1879 and Austin's oldest registered ethnic organization.



Scholz Garten

★ **Winner: James Canup**

**Wesley United Methodist Church – 1164 San Bernard Street** The current Wesley United Methodist Church is the third church building for this 150-year-old congregation. African Americans established Wesley UMC in Austin at the end of the Civil War and worshiped in the basement of the Tenth Street Methodist Episcopal Church. In 1929, the congregation moved to the San Bernard Street location and built the current church building. The church is constructed of brick and cast stone and has a tall tower marking the sanctuary entrance. Wesley United Methodist Church is a City of Austin Landmark and is listed in the National Register of Historic Places. ★ **Winner: Amanda Dotson**



Wesley United Methodist Church

**Pemberton Castle – 1415 Wooldridge Drive** Did you know that Austin's Pemberton Castle was not originally a castle? It began life in the late nineteenth century as a water cistern. In 1927, developer Samuel Fisher turned the cistern into sales offices for the surrounding Pemberton Heights neighborhood. Subsequent owners of Pemberton Castle, including architect Samuel Gideon and filmmaker Robert Rodriguez, expanded the limestone house, adding turrets and crenellations to the roofline. Pemberton Castle is only one of several castles across Austin, including Chateau Bellevue downtown, Formosa in Hyde Park, and the old Texas Military Institute on Castle Hill.



Pemberton Castle

★ **Winner: Bryan Jobe**

(Photos by Rebekah Dobrasko)



# Inherit Austin

Michelle Slattery, Chair of Inherit Austin

It's been a busy season for Inherit Austin! In August we celebrated the 100th Anniversary of the Paramount Theatre with a screening of Amadeus and behind-the-scenes tour led by Director of Development Lori Martin, who took our group backstage and up to the reel room. Many thanks to Lori and to the Paramount for generously hosting this great event!

Most recently, we hosted our **6th Annual Somewhere In Time – An Evening on the Green at Lions Municipal Golf Course** on September 27. This year's fundraiser included refreshments, music, a silent auction, and dinner, along with guided walking tours of the site's historic landscape and surrounding structures. Muni is considered to be the first desegregated, publically-owned golf course in the South and is under review for listing in the National Register of Historic Places. We love introducing old places in new ways, and Muni is a great example of a lovely and historic site that many know of but haven't experienced firsthand. Proceeds from Somewhere in Time will support Preservation Austin's efforts to preserve and protect Austin's historic and cultural landmarks as well as continue its advocacy and education programs. A portion will also benefit Muni for continued maintenance. Thanks to our Platinum Sponsor, **The Gill Agency**, and Gold Sponsor, **Cornerstone Home Lending – The Beth Thompson Team**, for their support!

Inherit Austin is always looking for individuals to join our membership level of Preservation Austin. If interested in becoming a member please go online to join. If you would like to get more involved at the IA Board level, please reach out to [programs@preservationaustin.org](mailto:programs@preservationaustin.org) and [michelle.slattery@gmail.com](mailto:michelle.slattery@gmail.com) for more information and an application package. ★

**INHERIT AUSTIN** is Preservation Austin's membership level for young professionals. Its purpose is to cultivate a new generation of PA members by hosting social, cultural and educational events that appeal to young singles, married couples, and families. Inherit Austin shares the same mission as Preservation Austin - preserving Austin's architectural and cultural past by not only protecting the city's important landmarks and historical fabric, but safeguarding its unique character as well.

Annual Inherit Austin membership dues include all the benefits of PA membership, plus additional Inherit Austin members-only events.

**Individual Membership \$65**  
**Dual/Family Membership \$95**

To join Inherit Austin please visit [preservationaustin.org/get-involved](http://preservationaustin.org/get-involved).

Thanks to Our Generous 2015 Somewhere In Time Sponsors:



## ..... Scenes from An Evening on the Green, IA's 2015 Somewhere In Time Fundraiser .....



Inherit Austin's 2015-2016 Board. From left to right: Michael McGill, Audra Tiemann-Iturbe, Nanette Labastida, Michelle Slattery, Caroline Wright, Stacie Rychlik, Susan Armstrong, Kelley Russell, and Blake Smith (Not Pictured: John Hindman and Killy Scheer)



Guests enjoy dinner on the terrace



Guests practice their putting while waiting to take the walking tour

(Photographs by Patrick Wong, Atelier Wong Photography)

# Many Thanks to



# Our New & Renewing Members



## Contributor ★

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## PA CALENDAR OF EVENTS • 2015-2016

NOV  
20

### 55th Annual Preservation Merit Awards Celebration

Driskill Hotel (604 Brazos Street), 11:30am-1:30pm.  
Awards luncheon featuring Stacey L. Mickelson,  
Vice President of Government Relations for  
Artspace Projects.

NOV  
21  
22

### What's Out There Weekend Austin

Over two dozen expert-led tours will feature historic  
landscapes throughout Austin. Free, but  
reservations through The Cultural Landscape  
Foundation are required ([tclf.org](http://tclf.org)).

DEC  
4

### Red Chair Workroom Meet the Artisan Preview Party Benefitting Preservation Austin

Red Chair Workroom (11100 Metric Blvd., Building 7,  
Suite 100B). Reception and silent auction featuring  
the work of local artisans. Additional details TBA.

DEC  
6

### Inherit Austin's Cookies with Santa

Additional details TBA.

JAN  
21

### Waterloo Society

Additional details TBA.

JAN  
29

### Texas Historic Preservation Tax Credit Workshop for Nonprofits

Creative Action (Bldg B, 2921 E 17th Street), 9-11am.  
Additional details TBA.

JAN  
TBA

### Inherit Austin Happy Hour

Additional details TBA.

FEB  
TBA

### House Cocktails in Aldridge Place

Additional details TBA.

FEB  
TBA

### Realtor Training

Additional details TBA.

★ For information, visit:

[www.PreservationAustin.org](http://www.PreservationAustin.org) or 512-474-5198.