



PRESERVATION  
— AUSTIN —

FORMERLY HERITAGE SOCIETY OF AUSTIN

# PRESERVATION — AUSTIN —

SAVING THE GOOD STUFF

Winter 2015 ★ Volume 19 No. 1



## Preservation Austin Advocacy at Work

By Lin Team and Caroline Wright, Preservation Committee

**T**rue to Preservation Austin's mission to protect the diverse architectural and cultural heritage of the Austin community, Preservation Austin's Preservation Committee advocates for policies affecting historic preservation. The Committee monitors cases that move through Austin's boards and commissions to the City Council and, if necessary, takes a position on the cases. The Committee also focuses on state and federal legislative preservation issues and how they could impact historic preservation in the greater Austin area.

Recently, Preservation Committee members were actively involved in two preservation cases that were an interesting contrast in their substance. Both cases were complicated, but are valuable examples of the Preservation Committee's work.

### Streamline Moderne Home – 1947 3805 Red River

In mid-2014, the owner of the home at 3805 Red River applied for a permit to demolish the property. The two-story home, built in 1947, had been owner-occupied until the early 1960s. The home was then purchased by a small corporation formed by neighbors to prevent commercial encroachment from the development of Hancock Shopping Center. After using the home as a rental property for more than 50 years, the sole surviving member of the corporation filed for a demolition permit, claiming the house had never been built properly, was not of architectural significance and the condition of the house was beyond economically-feasible repair—making



The 1947 Streamline Moderne home at 3805 Red River has been designated at Austin Historic Landmark.

it unsellable. Preservation Austin staff and the City of Austin Historic Landmark Commission found that the house was one of *only two examples* of the Streamline Moderne architectural style in Austin and it met the criteria for landmark designation, so they recommended the City not approve the demolition permit.

PA's Preservation Committee gathered prominent experts who testified that the house was indeed very significant architecturally, was well built, and despite years of neglect, is still structurally sound. Not only did experts say the house was worth saving and economically viable, but a prospective buyer was willing to restore the house, have it designated historic and place a restrictive covenant on it for continued residential use. The Committee hoped that these steps would persuade the owner to withdraw the demolition application, but that was not the case.

As the news spread about the threat to this unique home, other preservation organizations and many individuals joined forces to protect the property. Preservation Austin's diligence in preparing and presenting the case for preservation resulted in a 6-1 vote from the City Council to designate the home historic. This case represents only one of three cases since 1970s that the Council has

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SAVE THE DATE



## Inherit Austin's 13th Annual EASTER EGG HUNT

The Contemporary Austin -  
Laguna Gloria  
Saturday, April 4, 2015  
8:00 to 10:00 am



Don't miss this beloved annual event with egg hunts for all ages and activities for children. Event will be held rain or shine. Sorry, no refunds. All tickets will be held at Will Call at the event. Limited tickets available, with sales open first to Inherit Austin members.

For info on sponsorships, tickets, and event details, visit [preservationaustin.org](http://preservationaustin.org). ★

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

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# PRESERVATION — AUSTIN —

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**H**appy New Year! I'm looking forward to many new goals and opportunities for Preservation Austin in 2015. We continue to be active in advocating for historic preservation on the local, state and national levels. Many changes have hit Austin at the local level. We have elected a new mayor and new city council members representing the 10 districts of Austin. Preservation Austin is meeting with these newly elected officials to discuss the role of historic preservation in planning, neighborhood stability and growth, downtown and 6th Street revitalization, housing affordability and economic development.

The State Legislature is now in session and the state budget will be front and center. Preservation Austin joins other partner organizations to support increased funding for the Texas Historical Commission (THC), the state agency that protects our irreplaceable heritage in Austin and statewide. The THC is the key state agency that provides programs that revitalize neighborhoods and downtowns, increases heritage tourism and creates jobs.

We'll also be working with the State Legislature to ensure the new State Historic Preservation Tax Credit, which went into effect on January 1, 2015, remains intact. The tax credit can be applied toward franchise taxes as a key tool to assist property owners in rehabilitating historic properties leading to revitalized historic downtowns and neighborhoods. We will also be

monitoring legislation that pertains to historic preservation, planning and downtown neighborhood revitalization and stability. Preservation Austin, in partnership with the Texas Historical Commission, will host a workshop on the new state tax credit in the spring. On the national level, we will be monitoring federal legislation and advocating for historic preservation issues with our partner organizations.

But Preservation Austin isn't all work; we know how to have fun too! Looking ahead to the spring, we have our always popular Historic Homes Tour planned for May 2, 2015. Inherit Austin hosts their Annual Easter Egg Hunt at Laguna Gloria on April 4, 2015. Preservation Austin has plans for several other events and classes. Please keep an eye out for emails as these are scheduled so you can join us!

We ended the year with a very successful Annual Merit Awards Celebration at the Driskill Hotel. The Merit Awards recognize preservationists, owners of historic properties and organizations who do the hard work of "saving the good stuff" for all of us. Our featured speaker was Johnny Campbell, President and CEO of historic Sundance Square in Fort Worth who inspired everyone with his presentation that linked together downtown revitalization and historic preservation. The Driskill has been our longtime partner for this event. We thank The Driskill and all of our sponsors for another successful event highlighting preservation.

And, finally, I and the Board would like to thank Angela Reed for all her hard work as interim director. Angela helped to guide Preservation Austin through a time of transition last year. We wish her the best of luck in her new position at the Paramount Theater!

Sincerely,

Shelly Hemingson



## "Austin Through the Ages," 2015 Historic Homes Tour, Slated for May 2

Plans for the 2015 Historic Homes Tour are well under way. This year's tour homes will represent Austin's architectural history – through the ages – ranging from the 1890s through the 1960s. In the weeks prior to the Tour, PA will also host two lectures on topics related to Austin's architectural evolution. One lecture, presented by Dr. Caroline Frick, executive director of the Texas Archive of the Moving Image, will share Austin film footage dating from as far back as the 1910s! The second lecture is still under development.

Soon the Steering Committee will need your help with all the details. Just a few examples of the small army it takes to make the annual Tour a success include lots

of pre-event activities – Lectures logistics, homes research, sponsorships, promotions and ticket sales. On the day of the Tour, there will be house captains, docents, ticket sellers, pre- and post-event helpers and more!

If you're a new Preservation Austin member, one of the best ways to see the organization in action is to be an active volunteer during the Homes Tour events. If you're a long-time member and have devoted time and energy to the event year after year - Thank You! We hope you'll be back again in 2015.

Visit the PA website ([www.preservationaustin.org](http://www.preservationaustin.org)) and check your email regularly for more information on being a part of this amazing Tour. ★



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### ★ HERITAGE QUIZ

by Rebekah Dobrasko

If you missed the answer to the November 2014 Facebook Heritage Quiz, the featured City of Austin Historic Landmark was the Old Rock Store, also known as the Patton Store. Located at what is now 6240 U.S. Highway 290 West, the store opened in 1898 to serve the Oak Hill community. **Charles Page** correctly identified the Landmark from the Facebook post.

James Andrew Patton commissioned stone mason Henry Marx to build a new store to replace Patton's older frame store. The limestone blocks came from Patton's rock quarry in Oak Hill and sold dry goods and hardware. The building had also served as Oak Hill's post office since 1886 and the Woodmen of the World Lodge met on the second floor. The building has been in almost continual commercial use since it first opened. In addition to being a City of Austin Landmark, Patton Store is also a Recorded Texas Historic Landmark.

Are you an expert in all things Austin? Do you love learning about its history? Join us the first Friday of every month on Preservation Austin's Facebook page for our Heritage Quiz! We post a detail of a City of Austin Historic Landmark property, and the first person to identify the landmark correctly received a cup of coffee on us, and your name published in our newsletter!

★ Like Preservation Austin on Facebook at: [facebook.com/PreservationAustin](https://facebook.com/PreservationAustin) 



The Old Rock Store or the Patton Store, a City of Austin Landmark, is also a Recorded Texas Historic Landmark.





## ★ Rosedale

By Sarah Rodriguez

### Early Rosedale Residents - 1838

The first permanent housing in the Rosedale neighborhood occurred only a few short years after the Republic of Texas was established in 1836. (Platting the Rosedale neighborhood didn't come until the 1890s.) The newly-created Texas Land Office awarded a large parcel of land, which included Rosedale, to George W. Spier in 1838 as a part of the headright land grants. Already established in Fayette County, Spier split up the land and sold it to five different individuals: brothers Thomas and David Adams, John Hancock, Gideon White and Norman Wood. Gideon White, an Alabama native, bought the majority of land that now constitutes the Rosedale neighborhood.

**“The Republic of Texas made many headright grants, that is, grants given on the condition that specified requirements be met by the grantees. Under the Constitution of 1836 all heads of families living in Texas on March 4, 1836, except Africans and Indians, were granted “first class” headrights of one league and one labor (4,605.5 acres), and single men aged seventeen years or older, one-third of a league (1,476.1 acres).”**

– Texas State Historical Association, [www.tshaonline.org](http://www.tshaonline.org)



1937 Rosedale: Community infrastructure being installed.

Shortly after purchasing the land, White built a double pen dog-run log house for his family, including his wife, five daughters and eight slaves. Originally grassland, White used the land to graze his cattle. Living on largely unsettled land was not without its dangers. In 1842 White was killed by what was described as a band of Waco Native Americans. After his death, the land passed to his five daughters. White's two older daughters, Cornelia Jane Johnson and Elizabeth Ann Moore, inherited land north of what is now 40th Street. The three younger daughters, Louise Maria Seiders, Rebecca Caroline Thompson and Narcissa Lucinda Fisk, inherited land south of 40th Street.

Although White's land was divided into several parcels, the land was eventually split between two families, the Sieders and the Hancocks. Land below 40th Street was consolidated into Edward Sieders holdings. He was a former partner of Gideon White who married White's daughter, Louise. Brothers George and John Hancock bought the

rest of White's land, the majority of which was north of 40th Street.<sup>1</sup>

The Hancocks and Sieders each had different plans for their respective properties. In 1870 the Hancock brothers established a small dairy farm on the land; it would continue dairy production until about 1900. Dairy farming in Rosedale would continue until 1940.

The Seiders family developed their land growing various cash crops. Rosedale continued to be largely agricultural until 1890, when three parcels of land were subdivided to provide housing.

Historically, there are more than 20 documented subdivisions in Rosedale, the earliest of which were built in 1890. Edward Seiders' son, Henry, an independent New York developer named E.J. Heppenheimer and an independent freelancer, George Penn, planned the first three subdivisions. Both Heppenheimer and Penn had bought land from the Edward Sieders' descendants, although Heppenheimer resold the land barely ten years later after the Austin dam failure of 1900.

Two more subdivisions were platted during the 1890s. One subdivision, by another one of Edward Seiders' sons, Ed, was platted in 1892. The subdivision ran “along 38th (Spring) Street from Lamar to one lot west of Medical Parkway but only.”<sup>2</sup> The second subdivision was subdivided by Lewis Hancock and “ran from Burnet Road east to Medical Parkway, from 45th nearly to 40th Street.”<sup>3</sup> A majority of these subdivisions

*Continued on page 6*

## ★ Rosedale

*Neighborhood Series, continued from page 5*

were bought plot-by-plot by individuals, who then constructed their own houses.

### Groceries, Nurseries and Carnations

Subdividing the land for housing slowed at the turn of the 20th century, but commercial and agricultural activities “bloomed” from 1900 to 1910. The Ramsey Nursery, which had originally operated in Burnet County, moved to Rosedale in the early 1900’s. The nursery grew a wide variety of trees, shrubs, ferns, and flowers, and was a major job creator for the area.<sup>4</sup> Arthur Seiders, a celebrated gardener, built Sieders Florist in the 1900’s along West 38th Street just north of North Lamar. His nursery was the first in Austin to grow carnations.<sup>5</sup> The Ramsey Nursery and Seiders Florist encouraged several other gardening and florist shops to open in Rosedale during the 1920s and 1930’s. Rosedale was also home to Harrison Grocery Store. Built in 1909, Harrison’s Grocery was one of the earlier corner stores to open in the neighborhood after Payne’s Grocery Store. James Harrison and his family operated the grocery until 1917, when Solon Costley and his family bought the store. The Costleys operated the store until 1926, selling groceries, dry goods and other confectionaries.<sup>6</sup> This new economic activity spurred new subdivision activity in Rosedale.

Three subdivisions were platted in Rosedale between 1910 and 1920. The first subdivision was platted “from 39-1/2 almost to 39th Street, from Bailey Lane to Shoal Creek.” The second subdivision, called Lee Hill, was mapped by out by F.T. Ramsey, owner of Ramsey Nursery, and

“ran from Medical Parkway east to Lamar, from 40th to 42nd” street. Walter Benson and Houghton Brownlee mapped out Alta Vista, the final subdivision of the decade in 1918. Alta Vista covered more than 11 blocks and 200 lots and ran from “42nd Street to 45th Street between Lamar and Medical Parkway.”<sup>7</sup> After the parceling and sale of these three areas, the plotting of subdivisions ground to a halt for a decade.

In the 1930s and 1940s, Rosedale construction began in full force. While the rest of the U.S. was devastated by the Great Depression, Austin fared better, especially in the housing market. Individuals and construction companies invested in housing in Rosedale. Built during the Depression, houses that still exist from this period are compact and reflect the spendthrift attitude of the time. The first wave of subdivisions, platted by the Ramsey sisters, Jessie, Winnie and Ellen from 1931 to 1938, were a combination of land inherited from their father, F.T. Ramsey and land bought from other owners such as the Wallis family. The sisters also donated and sold various parcels to the City of Austin, which were consolidated into Ramsey in 1934.<sup>8</sup>

In 1935, the Austin Realty and Investment Company platted a second subdivision that ran “from North Loop south to 49th Street, and from Burnet



Rosedale Elementary School in the 1960s

Road west to...the back of the Creekside Apartment property.”<sup>9</sup> The Melrose Terrace was platted by Cordelia Assmann and was composed of “55 lots running 5 and 6 lots north and south of 46th Street from Burnet Road to halfway between Ramsey and Sinclair.”<sup>10</sup> The Shoalmont Addition was parceled out two years later by Adolph Kohn and extended from “Shoal Creek east to an irregular line now forming the back of the Creekside Apartments property, Hancock Drive to 49th/Crestmont.”<sup>11</sup> The last subdivision platted in the 1930’s was platted by F.W. McGuire, a dairy farm owner. His dairy operation was one of the last to operate in Rosedale. The dairy included 75 lots that “ran from 40th Street to 42nd Street and from Shoal Creek Blvd. east to halfway between Ramsey and Rosedale.

Only three subdivisions were built during the 1940s: Rosedale Estates, Tonkawa Bluff and Shoalcrest Oaks. Rosedale Estates was the final subdivision to be designed by any of the Ramsey sisters; it was bounded by “49th Street south to just past 46th Street and from halfway between Shoalwood and Woodview/ Shoal Creek Blvd. to Shoal Creek.”<sup>12</sup>

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*Neighborhood Series, continued from page 6*

Tonkawa Bluff was plotted by Frederick Eby Jr., ran “from one lot east of Bailey Lane to one lot west of Tonkawa Trail, and from 38th almost to 39th 1/2 Street.”<sup>13</sup> Gordon H. Lloyd, the designer of the Texas State Employees Retirement System and State Highway employee, plotted the Shoalcrest Oaks, which ran “between 39th 1/2 Street and 40th Street from just east of Bailey to just west of Shoal Creek Blvd.”<sup>14</sup> The development of subdivisions continued from the 1940s to the 1960s, before stopping for a decade in the 1970s, then continuing in the 1980s and 1990s.

Several designated historic properties are in Rosedale’s boundaries, although most are below 45th Street. Samples of Rosedale’s historic structures can be traced to the mid-1800s. The **Moore-Hancock Farmstead** is one of the earliest surviving structures, and although it has been altered it represents “a rare surviving example of local pioneer farmstead architecture.”<sup>15</sup> Located at 4811 Sinclair, the farmstead was built by Martin and Elizabeth Moore, and later owned by James Hancock and his family. Restoration occurred after



Rosedale’s Ramsey Park in 1941

the property was condemned by the city in the late 1980’s. The majority of historic houses that still exist today in Rosedale are Depression-era houses, built between the 1930s and 1940s. Although many Rosedale homes have been demolished or severely altered, the neighborhood still boasts a wide portfolio of architectural styles such as Colonial and Tudor Revivals, Ranch houses, Cottages and Bungalows. The variety of Rosedale’s architectural styles is a result of the diversity brought by craftsman, homeowners and Austin lumber companies. Today’s Rosedale faces substantial development pressure along the Burnet/North Lamar corridor. Fortunately, a number of Rosedale residents, past and present, are fighting to document and preserve the history of the neighborhood. ★



Ramsey Park’s pool in 1956

<sup>13</sup>Karen Sikes Collins. Rosedale Rambles 1999. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1999.pdf>

<sup>14</sup>Karen Sikes Collins. Rosedale Rambles 1997. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1997.pdf>

<sup>15</sup>Ibid

<sup>16</sup>Karen Sikes Collins. Rosedale Rambles 1998. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1998.pdf>

<sup>17</sup>Ibid

<sup>18</sup>Karen Sikes Collins. Rosedale Rambles 1996. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1996.pdf>

<sup>19</sup>Karen Sikes Collins. Rosedale Rambles 1997. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1997.pdf>

<sup>20-24</sup>Ibid

<sup>25</sup>Karen Sikes Collins. Rosedale Rambles 1992. Texas Historical Commission. [Historic Marker Application: Moore-Hancock Farmstead], Text, 1992.

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Karen Sikes Collins. Rosedale Rambles 1998. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1998.pdf> Karen Sikes Collins.

Rosedale Rambles 1999. <http://rosedaleaustin.org/wp-content/uploads/2013/03/Rosedale-Ramble-1999.pdf>

Various documents from the Austin History Center and the Texas History Portal



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# Norwood House On the Move Again – For Good Reason!

**T**hings are moving, shaking and squeaking at the Norwood House – and in a good way this time! If you’ve been by Norwood House recently you may have wondered why something seems “off.” That’s because the house has been lifted up, moved a hundred feet to the northwest, and is perched awkwardly on beams right now, awaiting the move back to its new foundation. This short journey and the sounds of drilling and concrete-pouring are some of the first major steps in bringing this Arts & Crafts treasure back to beauty and a new life. Yes, it’s an ugly duckling right now, but we all hope the beautiful swan stage isn’t far off.

New to the Norwood saga? This historic estate has been a concern of preservationists, its Travis Heights neighbors and other Austinites since the 1950s. Located at the northwest corner

of Riverside Drive and I-35, the iconic main home – a 1922 California Craftsman bungalow – and the remarkable grounds overlooking Lady Bird Lake have long been defended by groups seeking to preserve this unique resource. After 30 years of public ownership, two moves, a previous failed restoration effort and profound deterioration due to lack of parks funding, work is now underway that will finally save the Norwood House.

The house was built by Ollie O. and Calie Gove Norwood, who christened it “Norcliff.” Ollie had made his fortune in bond and real estate markets; his home and the Norwood Tower (1929) were reflections of his wealth and his ability to build only the best. The Oriental-influenced bungalow is attributed to local architect Hugo Kuehne, though that is not definitive.

By many standards, Norcliff was modest, with only an 1800-square foot interior. However, its features were classic, high-style and exquisitely rendered, including tapered clinker-brick and river rock columns, upturned “pagoda” gable peaks, exotic “birdcage” column toppers, a dramatic wood pergola extending from the welcoming, a gabled front porch, a Ludowici tile roof, and notable Arts & Crafts wood screens.

**...down the hill from the house was Austin’s first geothermal spring-fed pool. It was huge, with a diving board and fully-plumbed bathhouses matching the style of the bungalow.”**

Kuehne’s involvement in the design of the landscape is well documented. A formal garden was set east of the house, with a fountain, curved brick walls, a split-level greenhouse, and a stunning gazebo “teahouse.” Lined gravel paths connected the features, which also included a gazing ball at one end of the garden axis and a sundial at the other! Beyond the formal gardens Ollie planted a small pecan orchard and tennis courts ran along Riverside Drive. Down the hill from the house was Austin’s first geothermal spring-fed pool. It was huge, with a diving board and fully-plumbed bathhouses matching the style of the bungalow. During the



Construction crews move “Norcliff” or the Norwood House as a new foundation is prepared.

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*Norwood House, continued from page 8*

Depression, the pool was opened up to the public for a daily entry fee. Many Travis Heights residents from the mid-20th century have fond memories of learning to swim at Norwood.

Norcliff's troubles began after Ollie's death in 1961. The house was occupied by multiple owners over the decades who used it as a residence and as office space. It continued to be a cultural draw, a destination spot for picnics and a site for skinny-dipping after shows at the Armadillo.

To the dismay of neighbors, Norwood was purchased by a Houston developer in the early 1980s for construction of a condo tower. The company moved the house to the area next to Riverside, stripped off its original masonry and removed many valuable features, such as the greenhouse. The condo deal went belly up, but the damage had been done. The City wisely purchased the property for public parkland in the mid-80s. The house was landmarked, but funds were never appropriated for upkeep of the property. In the 90s, the Women's Chamber of Commerce of Texas attempted a restoration. The group raised money for years and succeeded in moving the house back to the hilltop in 1999, but did not get anticipated support for further work.

In 2008 the Norwood Posse formed as a subcommittee of the South River City Citizens. The Posse, a small but very dedicated group, kept Norwood in the public eye for years. Eventually pressure was brought to bear for the City to mount a feasibility study – the first step in a series that would lead to Parks and Recreation Department (PAR)



"Norcliff" or the Norwood House at the height of its beauty in the early 1920's

support for restoring the house. In 2012, the Posse turned into the Norwood Park Foundation (NPF), a 501(c)3 nonprofit, and successfully negotiated a creative public/private partnership agreement with the City to restore, repurpose and operate the Norwood House and grounds as a premier rental event venue.

The project has been seeded by major donors and will be funded primarily with private sources, through a capital campaign. Once completed, NPF will manage the facility for a sustained period, retaining all monies for the sole benefit of Norcliff and the greater tract. In doing so, Norwood will join the unique collection of PARD event sites for public use, but its nonprofit funding structure will allow for care and management outside of strapped city budgets. The charm of the bungalow, fantastic location and spectacular city skyline views make a powerful case that the venue will be successful.

Over the past three years, NPF has focused on assembling the professional team and arresting the deterioration of the house. That meant environmental remediation first, accomplished in 2014, followed by overall stabilization of the

structure, which is happening now and will be finished by April 2015. Phase I of the project includes a new foundation on piers drilled to bedrock, new structural members, subflooring, and roof decking and other strengthening work.

Phase I will allow the house to sit safe and sound while design work and fundraising for Phase II of the project continues. NPF is working with Mell Lawrence Architects, Ten Eyck Landscape Architects, and engineers from UDG and Leap!Structures to create spaces that preserve historic elements and character while adding modern functionality and flow among the site features. The interior will be fully opened up and will connect to a large terrace behind the house and the restored grounds beyond, which are graced by multiple heritage oaks and other native specimen trees.

Work on Phase II will begin at a yet-to-be-determined date, based on fundraising. Additional information about the Norwood project and how you can get involved can be found at [www.norwoodparkfoundation.org](http://www.norwoodparkfoundation.org). ★



# Education Committee

By Ann Graham, Chair

The Education Committee has more than 20 smart, dedicated and focused volunteers representing a wide variety of talents, interests and skills. During the Education Committee's December meeting, members agreed to form two subcommittees:

**Social Media Subcommittee** – to expand PA's visibility via social media. This subcommittee met in January and has already been developing social media content.

**Green Your Historic House Subcommittee** – to expand PA's workshops that integrate preservation, development and sustainable practices.

The Committee also discussed a number of ideas for raising preservation awareness and visibility of Preservation Austin. Some ideas included:

- Speaker's Bureau – Facilitate and/or

have speakers ready to respond to opportunities

- PA partnership with Community Development Corporations (CDCs), such as Guadalupe and Blackland, as to the intersection of affordable housing, sustainability of housing redevelopment and new housing and preservation
- Partner with the Texas Historic Commission's Education Outreach Program for grades K-12
- Promote stories about businesses that have successfully incorporated preservation into buildings
- Making use of "Welcome Wagon" – type organizations, such as the Convention and Visitors Bureau and Chambers of Commerce or other entities, where PA could provide information on Austin's rich cultural and architectural history. Other

outreach sources could include:

- Leadership Austin – speaker list
- Bike tours
- Annual edition of Austin Monthly/AA-Statesman calendar of events
- New businesses' HR departments
- Connect with relocation specialists
- Partner with Austin Community College or the Austin Museum Partnership

The Education Committee and members continue to:

- secure volunteers and provide support for PA events
- be involved in planning and developing education workshops
- solicit and write articles for quarterly newsletter ★



The Bohn House at Christmas

Preservation Office, the Reids worked to preserve as much of the home's historical features as possible, while adapting the home for a family with children.

Architect Dick Clark and designer Elizabeth Stanley spoke about the rehabilitation of the house. ★

Waterloo Society guests inspect the Bohn House's original "magic door," a circular mahogany door that opens at the touch of a button.

## Waterloo Society Holiday Party 2014

In December, Misty and Bill Reid graciously opened their recently-rehabilitated, art-deco home, the Bohn House, to Waterloo Society members and Preservation Austin's Board of Directors. The unique 1939 home's original design was based on a castle from Frank Capra's 1937 film, "Lost Horizon." Working with architects at Dick Clark and Associates and the City of Austin's Historic





C-Boy's Heart & Soul's exterior before rehabilitation



...and after

# Former Auto Parts Store, Dive Bar and Flop House Transform to C-Boy's Heart & Soul on Congress

By Sulton Giese, Education Committee

## South Congress Avenue's Early History

South Congress Avenue was laid out on axis with Congress Avenue, which runs straight through downtown to the Capitol. The Avenue started out as a postal route to Austin and a main highway to San Antonio. The avenue was often referred to as the Post Road or the San Antonio Road.

James Gibson Swisher, an immigrant who owned a farm directly across the river from Austin, set up a ferry "at the foot of Congress Avenue, Austin's busiest

street."<sup>6</sup> In 1877, John Milton Swisher, James Swisher's son, subdivided 23 acres of their farm along the Post Road. South Austin, as it was already referred to, was to be developed as a commuter community for a growing Austin. After the completion of a concrete bridge across the river in 1910, development in South Austin increased significantly.

## Impact of the Car Culture

South Congress was a major conduit into Austin from the south and the advent of car culture meant automobile-oriented businesses flourished through the 1920s to the 1940s.

In 1931 the City awarded a contract to pave a portion of South Congress, between Riverside Drive and Bouldin Creek. In 1937, the limestone and wood frame

building that now houses C-Boys Heart & Soul, at 2008 S. Congress Avenue, became part of the South Congress landscape.

## Early Beginnings of an Entertainment Area

During the 1950s, South Congress Avenue saw many major civic developments. There were shopping centers, tourist accommodations, restaurants, building material stores and grocery stores. The period also saw the early beginnings of an entertainment area. In 1957, The Continental Club opened as a "swank, private supper club."<sup>6</sup> In the early 1960s, South Congress' business culture declined, as people went east to Interstate 35. However, South Congress Avenue was not dead. After some years in decline, inexpensive rents began to draw clubs and restaurants again. In the mid-1960s, 2008 South Congress Ave. (C-Boy's location) was "The It'll Do Club" and from the early 1970s through the early to mid-1980s the building was "Donna's Club." In the 1970s and 1980s those same low rents drew many musicians and music



C-Boys upper bar after rehabilitation

*Continued on page 12*



*C-Boys, continued from page 11*

venues. Arguably the most famous was the Armadillo World Headquarters, on Barton Springs Road, just off South Congress. Small retailers and artists also began to populate the South Congress area.

The location had a brief run in the 1980s as “Big Mamou,” one of the first Cajun restaurants in Austin. By 1988 the “Blue Bayou” restaurant occupied the space. After a long history as an auto parts store, dive bar and flop house, the property at 2008 South Congress was at crossroads in 2012. The current occupant, Trophy’s Bar & Grill, couldn’t continue to pay the monthly rent and property values in South Austin were rising; one after another, small old buildings came down to make way for new condominium and apartments developments.

## To the Rescue

Steve Wertheimer, owner of The Continental Club, swept in and realized a dream. He created C-Boy’s Heart & Soul, a club dedicated to his mentor, C-Boy Parks, who was “a fixture in the 1970s Austin blues community.”<sup>4</sup>

The building was in terrible condition. There were major structural issues: fixtures were damaged beyond repair, rodents had invaded; there was fire damage, rotted wood and electrical problems. However, the building had its charms – a fabulous original terrazzo floor, solid exterior limestone walls, a great location and a long Austin history. Paul Clayton and Ken Johnson, with Clayton & Little Architects, designed, planned and priced for months. “A new steel frame was carefully inserted within the walls and infilled with wood and steel framing. The original 24-inch

thick limestone walls were soundly tied to the new structure while preserving much of the original plaster that remained. A new roof tied into the existing parapet walls all new wiring, air conditioning and plumbing systems were woven into the new structure to prepare the building for the next 50-100 years of service. An accessible entrance was created in an existing doorway and two new steel stairs bring patrons to the second floor. New restrooms and a large patio have welcomed neighbors back to a spot that was previously unapproachably rowdy.”<sup>4</sup>

C-Boy’s Heart and Soul opened to a packed house on New Year’s Eve 2013. There are two bars, one upstairs and one down. There is a stage and access to the back patio across that terrazzo tile on the first floor, and the second floor is reminiscent of a 1950s-1960s-era lounge with round red vinyl booths and stylish bathrooms. Ken Johnson and Paul Clayton said: “Buildings like this are important in the rapidly changing landscape of today’s Austin. This building represents an era of construction that is rarely protected. It preserves a sense of scale and intimacy that will help act as an anchor for future development in the area.”

South Congress Avenue has changed and undergone many iterations and name changes over its 135+ year history. It remains a heavily traveled major route carrying people to and from downtown Austin. It has become a vibrant shopping district, and music and restaurant



Lower bar before rehabilitation (above)....and after (below)



destination. People from all over Austin can come to enjoy the unique food or entertainment experiences that are provided by places like C-Boy’s Heart & Soul at 2008 South Congress Avenue. ★

<sup>1</sup> Austin, Texas. Austin History Center. City Directories

<sup>2</sup> Austin, Texas. Austin History Center. Map Files

<sup>3</sup> Corcoran, Michael. “To C-boy, With Love”. Austin Chronicle, 1-31-14

<sup>4</sup> Johnson, Ken & Paul Clayton. Preservation Austin 2014 Award Nomination

<sup>5</sup> McGraw, Marburger & Associates. “History of South Congress”

<sup>6</sup> Scott, Dianne. “The Continental Club History”, <http://www.continentalclub.com/Austin/photopageCCHistory.html>

<sup>7</sup> “South Congress Avenue Preservation Plan” (PDF). City of Austin





# JOURDAN-BACHMAN PIONEER FARMS

JANUARY 2015 UPDATE ABOUT GOINGS-ON AT CENTRAL TEXAS' PREMIER LIVING HISTORY PARK

## GROWING GREEN.

HERITAGE FARMING FOCUS ON  
VEGETABLES, EGGS, BEES.

WEEKEND FARMSTAND TO OPEN.



Heritage Growers Cooperative

Heritage gardens will serve as outdoor classrooms.

Organic-vegetable garden plots are being staked for plowing at three of our historic home sites, part of a new urban farming initiative that will showcase "green" techniques from the 1800s that are coming back in vogue.

Jack Matzen, our farming manager, said the largest plots will be planted in old-variety barley and other seed grains.

Vegetable gardens will be developed at each of our historic home sites, including our 1841 Tonkawa Encampment where early inhabitants grew herbs. The vegetables will be sold in our General Store, along with eggs and honey raised on site.

The heritage gardens will let visitors see more about how Texans lived in the 19th century, and will be used as outdoor classrooms for organic gardening.

Underwriters are being sought for this important new initiative. Donations are tax-deductible, and are much appreciated by our volunteer staff.

### PIONEER WEATHER REPORT ANYTIME

Check SPRINKLE TX on Yahoo! or Google Weather to see the weather conditions at Pioneer Farms.

## PIONEERNATION.

Become A Texas History Volunteer.  
See [PioneerFarms.org](http://PioneerFarms.org) for application info.

## 40<sup>TH</sup> ANNIVERSARY KICKS OFF WITH A PASSEL OF GREAT PROGRAMS, ACTIVITIES.

GRASSROOTS EFFORT TO PRESERVE  
TEXAS HERITAGE GROWING WITH US.

The unique living-history programs that have made Pioneer Farms famous are getting even better, as we celebrate our 40<sup>th</sup> anniversary as Central Texas' premier living history museum.

Each month, we'll be featuring a special program or activity that will give you something new and unique to do and see. In January, we start with our Winter Fires activities and February will feature Valentine's Day activities and a dance.

New exhibits are set to open soon, exploring local history of the Chisholm Trail, a new display of historic inkwells and an expanded Tonkawa Indian interpretive scene.

The true-to-history town square in Sprinkle Corner — called Preservation Square because of the preserved buildings that surround it — is available for weddings, family reunions and receptions. Make this year your year to come out for some fun.

PRESERVATION  
SQUARE  
SPRINKLE  
CORNER

New details are being added to our Life on the Prairie, First Texans and Forest Discoveries nature programs to keep school groups enthralled as they tour our sites and learn first-hand about Texas history.

Our Web site is being expanded to feature more interactive information about Texas history that you can access before your visit.

## MORE LOST ARTS, 'SIMPLE LIFE' LESSONS IN PIONEER SCHOOL.

Our popular Pioneer School classes are expanding to feature more topics, more about Texas history and more opportunities to live the Simple Life once again.

That will mean more gardening classes, more 'lost arts' classes, more historic preservation classes, more history lectures and more Scout activities. Many classes will have new take-home manuals.

Look for the expanded Pioneer School class schedule at [PioneerFarms.org](http://PioneerFarms.org). Book now to ensure you get a spot in the class you want to take.



Pioneer Farms.

Horse-drawn wagon rolls around Sprinkle Corner square.

## SPRINKLE CORNER TO GROW WITH ADDED BUILDINGS, BARN.

ONE-OF-A-KIND VISITOR EXPERIENCE;  
PROJECT SPONSORS ARE SOUGHT.

Special to the Gazette.

The New Year promises to be a big one for our Sprinkle Corner entrance village.

The 1850s Wieland Barn and an 1880s mule barn are to be reassembled to feature working horses and wagons along with shops for a wheelright and a saddlery.

Work is planned to restore the early-day Jolly Cabin, once located at the Jollyville stagecoach stop northwest of Austin, to house new exhibits on stagecoach life.

A new carpentry shop and teaching classroom will occupy an 1850s log building and a onetime storage shed. It will replace cramped quarters in the Scarborough Barn.

We're working to complete restoration of the circa-1900 Jarmon House and the 1875 Orsay House so new exhibits can be displayed.

Planning is also underway to relocate our busy Blacksmith Shop so larger teaching and forge areas can be accommodated. Historic items recently acquired from a century-old shop in Granger will be displayed.

Sponsors are being sought for these important preservation projects. Contact Jordan at 512.565.1231. Donations are tax-deductible.

## VISITORS SET NEW RECORD IN 2014.

More than 48,000 visitors came through the gates at Pioneer Farms in 2014, a new record.

The tally compared with 45,900 the previous year. Our visitor counts have grown from 8,728 in 2004.

People from 46 countries have visited Pioneer Farms during the past 11 years to experience real Texas history. We've also entertained visitors from 44 U.S. states.



PRESERVATION  
— AUSTIN —

## ★ PRESERVATION AUSTIN NEWS

### PRESERVATION AUSTIN WELCOMES THE NEW CITY DEPUTY HISTORIC PRESERVATION OFFICER

**T**he City of Austin has hired Beth Johnson as the new Deputy Historic Preservation Officer. Beth comes to Austin from Covington, Kentucky, where she was a Preservation and Planning Specialist (the Historic Preservation Officer). She provided technical assistance to citizens, property owners, business and tenants interested in rehabilitating historic buildings

in Covington. She also was staff to the Urban Design Review Board and was in charge of historic design compliance within locally designated historic districts.

Before moving to Covington, Beth worked at the City of San Antonio as a Neighborhood Planner creating and implementing strategic neighborhood plans. She was the

lead planner on a Comprehensive Neighborhood Plan for a Tobin Hill Neighborhood, a historic neighborhood adjacent to downtown San Antonio. She also worked with the Conservation District program, the development of the SmartCode, land use change requests, and community development initiatives.



*Preservation Advocacy, continued from page 1*

cast the required three-fourths majority of votes to designate a house historic against the owner's opposition.

#### **Dabney-Horne House – 1883 507 W. 23rd St.**

Also in 2014, Preservation Austin opposed the removal of the Dabney-Horne House in the west campus area. The property, owned by the University Co-op, is a City of Austin Landmark with a restrictive covenant requiring it to stand where it is and to be maintained in good condition. The Co-op wanted to vacate the land and build a high-rise apartment building. After months of hearings on a variety of proposals, the Austin City Council finally agreed with Preservation Austin's position: The most powerful tools for historic preservation are designation as a City of Austin Landmark and adoption of restrictive covenants. The Council voted unanimously to uphold those principles and the house is now in the hands of a new owner who is committed to its protection.

Preservation Austin staff and volunteers devoted a great deal of time, energy and efforts to save and protect these properties. Attending meetings and hearings, providing testimony and historical research, this group demonstrated that PA is a credible voice for preservation in Austin.

#### **More PA Achievements**

- The Preservation Committee's full agenda also included advocating for increased staffing levels for the City of Austin Preservation Program. As a result, the City added two positions to the program and has begun the hiring process.
- PA advocated to update the city-wide Historic Resource Survey, a comprehensive inventory of buildings, structures, objects and sites built before 1955. The last such survey was conducted in the 1980s. The Austin City Council recently approved funding for the first phase of an updated Survey.
- The organization will continue

to monitor the State Legislature to ensure that the State Historic Tax Credit, which went into effect January 1, 2015, is protected. This credit, managed by the Texas Historical Commission (THC), can be applied toward franchise taxes.

- Preservation Austin supports increased funding and staffing for the Texas Historical Commission, so that the commission can provide expanded services to communities engaging in preservation activities.
- The organization also supports \$40 million in state funding for the Texas Historical Commission's Historic Courthouse Preservation Grant Program to restore our landmarks of Texas culture and government.
- In March, 2015, Preservation Austin will have representation at the National Historic Preservation Advocacy Week in Washington, D.C., giving our local organization a voice in national issues. ★

# Many Thanks to



# Our New & Renewing Members



## Business Ambassador ★

Clayton Bullock  
William MacRostie

## Business Leader ★

Peter Stiles  
Stephanie Tsen

## Waterloo ★

Ann Ash  
Suzanne Deal Booth & David Booth  
Mimi & Robert Buzbee  
Gina Hinojosa & John Donisi  
Regan & William Gammon  
Courtney & Clark Hoffman  
Robert McBee  
Eva & Marvin Womack  
Randy Dalton & Bratten Thomason

## Friend ★

Rosa & Kevin Byrne

## Partner ★

Sarah & Jim Anderson  
Ann Bower  
Martha & Richard Coons  
Diane & David Emmert  
Chandler Ford  
Margaret Furse  
Linda Johnston & Bill Hardison  
David Mosley & Kay Harvey-Mosley  
Gayle & Terry Hight  
Holly & Joseph Kincannon  
Gerald Clay & Karen Knight  
Stacey Fellers & Lori Martin  
Brad & Heather Patterson  
Susan Pryor  
Randall Soileau &  
Oscar Rodriguez  
Jane Sibley  
Michael Strutt  
Jack Barron & Jennifer Turner

## Family/Dual ★

Carol & Kevin Brannon  
Kathleen & Nick Deaver  
Susan & David Erickson  
Jean & Glenn Graves  
Rosemary & August Harris III

JB McReynolds & Susan Hollon  
Mari & Dudley Houghton  
Camille & Sandy Kress  
Leslie & Steve McConnico  
Gerald & Maureen McReynolds  
Nancy & Ross Miller  
Nick Barbaro & Susan Moffat  
Amanda Niles  
Rodney Root & Mary Reed  
Daniel & Gretchen Scardino  
Virginia & H.S. Wallace  
Bob & Angela Ward

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James Lockhart, III  
Cliff Logan

Gail Minault  
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Paisley Robertson  
Mary Kathryn Robillard  
Beverly Scott  
John Wilhelm  
Robert Williams

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Don Crowell  
Lindsey Derrington  
Eastside Lumber & Decking  
Dianne Orbeck & Robert Duvic  
Kathryn Haggard  
Stacy Kaleh  
Kelly LaPlante  
Lauren & Christopher Luscombe  
Michael & Virginia Riley  
Al Stowell  
Stephanie Tsen



# Become a Charter Business Member

To join as a business member, simply go to PA's website, [preservationaustin.org/get-involved/membership](http://preservationaustin.org/get-involved/membership) and click on the membership of your choice.

**Business Ambassador** is \$500 and includes all the benefits of a \$500 Advocate membership, plus a website link to your business, PA social media support (Facebook and Twitter), a prominent listing in our quarterly print newsletter, and a PA window decal.

**Business Leader** level includes all the benefits of a \$250 Friend membership, plus a website link to your business, PA social media support (Facebook and Twitter), a new member listing in our print newsletter, and a PA window decal. ★



**PRESERVATION  
— AUSTIN —**

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## PA CALENDAR OF EVENTS • 2015

TBA

### **Inherit Austin Membership Happy Hour**

A a short presentation by Richard Zelade, the author of “Guy Town by Gaslight: A History of Vice in Austin’s First Ward.” Free for IA members, \$10 for non-members.

MAY

2

### **23rd Annual Historic Homes Tour, *Austin through the Ages*** 10:00 am - 4:00 pm. SAVE THE DATE.

★ For information, visit:  
[www.PreservationAustin.org](http://www.PreservationAustin.org) or 512-474-5198.

APR

4

**IA Annual Easter Egg Hunt** at The Contemporary  
Austin Laguna Gloria, the morning of Saturday  
April 4, 2015. 8:00 - 10:00 am