



PRESERVATION — AUSTIN —

SAVING THE GOOD STUFF

Fall 2019 ★ Volume 23 No. 4

2019 Preservation Merit Awards Celebration

Join Preservation Austin for our 59th Annual Preservation Merit Awards Celebration, this year at the Stephen F. Austin Hotel! This annual luncheon celebrates the hard work and visionary approaches of those preserving Austin's unique architectural, cultural, and environmental heritage. Our twelve 2019 Preservation Merit Award recipients range from stunning restoration work, to contemporary additions, to outstanding stewardship and advocacy. We're so pleased to share their stories with our community while honoring these incredible achievements!

We'll also share the fascinating history behind the McFarland House, which we purchased this spring, along with our plans

Presented by:



to make it shine once again. This project marks an exciting return to our past work saving and rehabilitating important historic properties and we're excited to share the latest news of its progress.

Full and half-table sponsorships, along with individual tickets, are available at preservationaustin.org/events. Proceeds from the luncheon provide significant support for our advocacy and educational programming throughout the year.



59th Annual Preservation Merit Awards Celebration

November 15, 2019

11:30am to 1:30pm

Stephen F. Austin Hotel

Tickets are available at
preservationaustin.org/events

Lesley Walker Joins Preservation Austin's Staff

We're thrilled to welcome Lesley Walker, our new Development & Communications Coordinator! Lesley has a passion for restoration and sustainability. She worked in the art and antique auction industry for 10 years,



saving everything from furniture to architectural elements from being discarded or forgotten. A native of St. Louis, Lesley grew up surrounded by historical sites. As a part of the Link Auction Galleries team, she helped rescue St. Louis' historic St. John's Methodist Church, turning it into a thriving auction house. When she relocated to Austin, she immediately fell in love with the city's rich history and unique architectural style. She holds a bachelor's degree in Art History from Webster University in St. Louis, and a master's degree in Art History with a focus on Decorative Arts from The University of Missouri-Kansas City.

Lesley is an incredible addition to our staff as we place new emphasis on fundraising, outreach, and growing our nonprofit in the coming years. Make sure to introduce yourself at our next event! ★



★

STAFF

Lindsey Derrington, Executive Director

Lesley Walker, Development & Communications Coordinator

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PRESERVATION MERIT AWARD RECIPIENTS



Photo by Andrea Calo

Avenue C Redevelopment

◆ David Rudick, Emergence

Texas Realty

Preservation Award for Infill and Addition

This innovative project in the Hyde Park Local Historic District shows that historic preservation and density can indeed go hand-in-hand – with beautiful results. Working with Thoughtbarn-Delineate Studio and Deville Custom Homes, David Rudick of Emergence Texas Realty rehabilitated three classic, early-20th century homes while adding compatible contemporary additions. Two houses now offer four modern rental units, and the third remains a single-family home. The result of this complicated, four-year-long project is an urban village with a mix of private and communal outdoor spaces and shared utilities. Its thoughtful design maintains Hyde Park's existing density, and mix of unit types, all while preserving this historic streetscape.

Barrow House

◆ Chris Hyams &

Lize Burr

Preservation Award for Rehabilitation

Love of midcentury materials is on full display with this postwar revival. Developer David Barrow commissioned modernist icon Harwell Hamilton Harris, FAIA, to design his family's home in 1955. This is one of only four of Harris' works built during his short time as dean of the University of Texas School of Architecture. Using original construction drawings from the Alexander Architectural Archive, owners Chris Hyams and Lize Burr worked with architect Jay Farrell and Ford Strei Builders to restore the home's defining features,



including redwood siding and roughsawn cedar beams and rafter ends. The project peeled away inappropriate finishes and includes a small bedroom addition which nods to the original design. This subtle, meticulous project does justice to Harris' legacy.

Buaas House

◆ 806 Baylor LLC

Preservation Award for Restoration

John Otto and Alma Buaas built this opulent home in 1903. Its design showcased a full range of products manufactured by Buaas' own firm, including a decorative slate roof, whimsical finials, and elaborate cresting along the rooflines. Subsequent owners subdivided the house into apartments, stripping down its detailing and enclosing its prominent porches. Transformative restoration work began in 2015 with O'Connell Architecture and J. Pinnelli Company. The team connected with Buaas family descendants through social media and mutual friends to obtain historic photographs essential to carefully reconstructing the long-lost slate



roof ornamentation. Improving thermal performance required carefully removing and re-laying the brick veneer, and paint analysis returned the original color scheme. A beautiful addition by William Hablinski preserves the home's stately street presence.

Continued on page 4

Photo by Paul Finkel



Five Yard House

◆ Thomas Bentley & Carol Rylander

Preservation Award for Rehabilitation and Addition

This gorgeous project in the West Line Historic District shows the dynamic possibilities between old and new. Thomas Bentley and Carol Rylander approached this 1912 Craftsman bungalow with a vision far beyond the abandoned teardown they saw before them. Drawn to its walkable neighborhood close to downtown, they enlisted Miró Rivera Architects and J. Pinnelli Company to bring the house back to life. The three-year project included extensive restoration of historic features and a new foundation of no less than forty concrete piers. A jaw-dropping modern addition integrated with a series of unique outdoor spaces clearly defines the transition between one architectural era and the next. This beautifully-detailed project should open the eyes of anyone who sees limitations, instead of possibilities, in historic preservation.

GOODMAN BUILDING

◆ Blue Cross Blue Shield of Texas
Preservation Award for Rehabilitation

The Goodman Building harkens back to a time when dense neighborhoods framed the Texas Capitol instead of office buildings and parking lots. This 1891 building's yellow brick, paired doors, and elegant double-gallery with impossibly thin columns distinguish it from the rest of downtown's 19th century commercial architecture (as does The Cloak Room, an iconic bar located for decades in the building's basement – go there). Blue Cross Blue Shield of Texas moved into the



Photo by Charles Peveto

Goodman Building's second floor in 1975 and purchase it in 1992. A comprehensive restoration in 2001-2002 was followed by a three-year rehabilitation completed this year. Preservation work is never done, and this is a fantastic reinvestment in this National Register-listed landmark.

A. J. JERNIGAN HOUSE

◆ Michael & Maureen Metteauer
Preservation Award for Rehabilitation and Addition

This project spans 142 years of Austin's history to put excellence in traditional preservation and contemporary design on full display. Abner Cook, Austin's original master builder responsible for such landmarks as the Governor's Mansion and Neill-Cochran House, designed this Greek Revival home with Italianate influences in 1875. Owners Michael and Maureen Metteauer, working with Limbacher & Godfrey Architects and Straight & Level Construction, undertook the massive challenge of stabilizing its



Photo by Leonid Furmanskyy

structure, restoring historic features, and adding a modern addition for their family of four. The elegant addition defers to the original home in both massing and detail to maintain focus on this prominent City of Austin Landmark. Inside, modern interiors harmonize with stunning 19th century features.

Continued on next page



Photo by Leonid Furmansky

Wende Bungalow

◆ Harmony Grogan & Jacob Scheick
Preservation Award for Rehabilitation

Built in 1936, this tiny bungalow has been lovingly restored over the course of a decade and stands as an increasingly rare reminder of the Zilker neighborhood's working-class roots. Harmony Grogan, principal of Pluck Architecture, and Jacob Scheick purchased the home in 2008. Room-by-room projects include removing drywall to expose shiplap walls and ceilings; building out a modern kitchen and attic office; and preserving beautiful longleaf pine trim and the original brick hearth. A new paint scheme and landscaping brightened the exterior. Custom built-ins maximize the small footprint. This light-touch approach used texture and color to enhance existing materials without diminishing them. Every aspect of this project expresses the owners' affection for the honesty and modesty of their home's historic character.

STEWARDSHIP AWARDS

◆ Will & Noel Bridges for Stewardship of Austin's Cultural Landmarks

Native Austinites Will and Noel Bridges have spent more than a decade investing in Austin's cultural icons to ensure they remain a vital part of our present rather than relics of our past. The couple's portfolio includes Antone's, Arlyn Studios, Cisco's, Deep Eddy Cabaret, and the JP Schneider Store Building (now Lamberts Barbeque). Ownerships are often made possible through partnerships, as with Gary Clark, Jr. for Antones, and Matt Cisneros, grandson of Cisco's founder. The Bridges are committed to making only minimal, necessary updates to these beloved landmarks to ensure their spirit



Photo by Jessica Attie

and character remain in place. Their stewardship shows that preservation is about so much more than buildings - it's

about saving places that embody our city's character and connect us to it.

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Photo by Leonid Furmansky



◆ **Waterloo Greenway Conservancy** for Stewardship of Symphony Square

The Waterloo Greenway Conservancy secured a 70-year lease on part of the long-dormant Symphony Square in 2017. Its visionary investment in this 1970s urban

renewal project, which brought together four 19th century City of Austin Landmarks around an amphitheater facing Waller Creek, represents the first milestone in the Conservancy’s plans to create a chain of world-class, community-focused parks along Waller Creek. The \$2.7 million self-funded Symphony Square project with Page and Antonio Madrid included

extensive rehabilitation to convert the Hardeman House into Conservancy offices and the New Orleans Mercantile Club into event space. A new wooden deck replaced uneven limestone paving, making the site ADA accessible for the first time. The Conservancy enlisted HHM & Associates to comprehensively document Waller Creek’s history so that the site’s interpretation speaks to the culturally diverse legacies that have shaped it. Symphony Square is now a vibrant hub of free programming for the Austin community.



SPECIAL RECOGNITION AWARDS

◆ **Mark Van Gelder** Special Recognition for Craftsmanship: Austin History Center Mural Restoration

Conservator Mark van Gelder’s painstaking restoration of the Austin History Center mural has returned this vibrant work of public art to its rightful glory. Artist-architect Bubi Jessen painted the mural’s cavorting Pegasus figures and elaborate floral motifs over the new Austin Public Library’s main entrance in 1933. Van Gelder brought 40 years of experience to restoring the badly-faded work in

2017, after several years of fundraising by the Austin History Center Association. Working without original pigment samples, design sketches, or paint formulas, Van Gelder used jeweler’s glasses to identify repeating patterns; determined which elements had been free-handed and which stenciled; searched relentlessly for the proper paint brush to recreate faded figures; and carefully reproduced said figures down to the very style of each brush stroke.

Photo by Cyrus Yerxa



Continued on next page

Local Historic District Application Robertson/Stuart & Mair Historic District Austin, Texas



HHM & Associates

Anglo American, and Mexican American communities over time. GAIN hosted countless public meetings and did extensive community outreach to transform a potentially contentious process into an inclusive one based on shared values and building consensus. Volunteers contributed to the historic survey process, leading to an application prepared by HHM & Associates. Three years after the release of the City of Austin's East Austin Historic

◆ Guadalupe Association for an Improved Neighborhood Special Recognition for Public Service: Robertson/Stuart & Mair Historic District

The remarkable efforts of the Guadalupe Association for an Improved Neighborhood,

or GAIN, to establish East Austin's first local historic district began in 2014 and culminated this year with the designation of the Robertson/Stuart & Mair Historic District. Spanning the neighborhood between the French Legation and Texas State Cemetery, its storied history bears the mark of Austin's African American,

Survey, the vast majority of East Austin's historic resources remain threatened and unprotected. GAIN's success should be a model for others here in East Austin, and citywide.



Photo by Fermata, Inc.

◆ Downtown Austin Alliance Special Recognition for Education: Our Austin Story

Downtown Austin Alliance (DAA), in collaboration with the City of Austin Parks and Recreation Department, released "Our Austin Story" in 2018. This comprehensive interpretative plan developed with Fermata, Inc. lays the groundwork for communicating our city's history through the lens of its four original squares and Congress Avenue. The year-long process

included extensive research and story-gathering, tours, community meetings, and consultation with stakeholders and nonprofits. Implementation will include traditional signage along with digital resources; building a network of advocates dedicated to downtown's heritage; and engaging programming. Already, new interpretive panels discuss Republic Square's Mexican American roots, and an historic marker dedicated to Booker T. Washington's 1911 visit to Wooldridge Square. The project brings a people-focused approach to telling our history, while starting important conversations about preservation. ★



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LIN TEAM MATCH FUND

Preservation Austin extends our deepest thanks to the generous donors who contributed to our Lin Team Match Fund in support of our 2019 Membership Drive. Lin is a dear friend and amazing partner in this effort - her passion for Austin, and for historic preservation, inspires us all.

2019 LIN TEAM MATCH FUND DONORS

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We're so grateful to all new and renewing members who supported this year's drive, and who rose to our matching fund challenge by increasing their gifts in Lin's honor. This was our most successful membership drive ever! And we're more excited than ever to work with all our members on behalf of Austin's historic places.

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East Austin Studio Tour



Preservation Austin is excited to continue our partnership with Big Medium during EAST! The East Austin Studio Tour is a free, annual, selfguided art event spanning two weekends in November. EAST provides opportunities for the public to meet the artists of Austin in their creative spaces. The event spans two weekends with programming in between, from November 16-17 to November 23-24.

Drawing the Moon + Where Architecture Meets the Sea

November 16-17, Noon to 5pm
500 Chicon, 78702

Preservation Austin and the Texas Society of Architects partner to host two stunning photographic series featuring historic architecture set against the shifting urban landscapes of Austin and Galveston.



Lily Brooks - Drawing the Moon

Lily Brooks - Drawing the Moon:

The City of Austin TX erected 31 so-called "moonlight towers" in 1895. Today, 17 of them are still standing, the only remaining moonlight towers in America. These photographs show the city as illuminated by this anomalous light source, as Brooks contemplates light as subject, medium, and witness to change.

Leonid Furmansky - Where Architecture Meets the Sea:

Furmansky spent several months documenting the architecture of Galveston Island. Captivated by the repetitive style of multi-family buildings off Seawall Boulevard juxtaposed with Victorian homes, Furmansky describes the experience of documenting these structures as discovering his "make believe Coney Island."



Leonid Furmansky - Where Architecture Meets the Sea.

Artists Talk

November 16, 5:30pm to 6:30pm
500 Chicon, 78702

Lily Brooks and Leonid Furmansky cap off the first day of EAST with a discussion of their work, and the mysterious environments that inspired them.

Marking History/Making Art

November 21, 6:30pm to 8pm
Produced by **Big Medium**, **Preservation Austin** and **Sightlines**, this panel discussion explores how art and artists can express cultural heritage and support historic preservation through creative placemaking. ★

Big Medium

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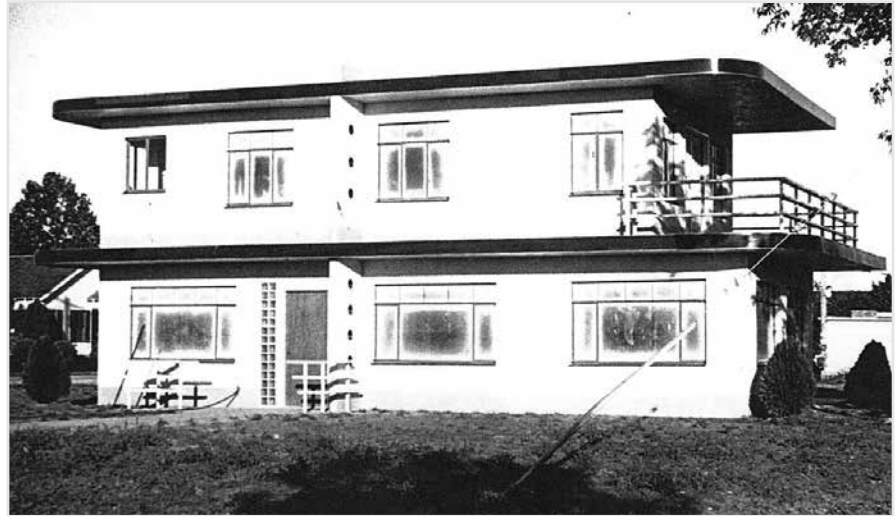
3805 Red River: Fall Update

Preservation Austin's purchase of the McFarland House at 3805 Red River this spring marked an exciting return to our past work rehabilitating important historic properties to ensure their preservation. This is a big project, as you can imagine, and it's been a whirlwind of activity ever since!

Phase 1, which we hope to complete by early 2020, includes replacing the severely cracked concrete foundation and exterior flatwork, re-grading the site to provide positive drainage away from the house, landscaping, installing new flooring, repairing exterior stucco and interior plaster, painting the exterior and interior, repairing exterior soffit damage, repairing and repainting original steel casement windows, restoring the wood balcony railing and living room fireplace, rehabbing kitchen counters and cabinets, and replacing non-historic light fixtures with period appropriate ones.

Phase 2, to be completed in the coming years, includes substantive work to the building's roof structure, restoring its distinctive Streamline Moderne fins, and more, while adapting it into light office or live-work space.

This is a prominent corner and, as you may have seen, site work is well underway in tandem with foundation work. Prior to this project, the lawn stood more than six inches above the house in some places, causing water to run towards the foundation and making it shift and crack. Re-grading the site to prevent future damage is a crucial part of ensuring



McFarland House soon after completion in 1947

Courtesy of John R. McFarland

the home's long-term stability but necessitated removing several trees whose root systems could not have survived the change in elevation. We carefully measured each one to determine that none were protected by city code, though their removal was our least favorite part of this project! We plan to plant new trees – albeit in different locations – to replace those that were lost. We are incredibly grateful to longtime supporter and Benefactor member David Wilson for working with us to help develop a sustainable, manageable landscape plan as we move forward. His donation of time and expertise has been essential as we navigate this process.

This summer we worked with the Hancock Neighborhood Association (HNA) to build support for changing the neighborhood's Future Land Use Map (FLUM) from SF-3 (single family/duplex) to LO-MU-H-CO-NP (limited office-mixed use) for this site. We're grateful to HNA's leadership and membership for being such amazing

partners in this project, and are happy to report that the Planning Commission and City Council have approved our FLUM change as of September 19. Now, at the neighborhood's request, we'll be filing deed restrictions narrowing allowable uses even further to exclude such things as daycares and congregant living. Many thanks to attorneys Mary H. Allen and Clarke Heidrick of McGinnis Lochridge for their counsel, and for making this possible.

And there's more! Preservation Austin Business Leader Hutson-Gallagher is generously donating pro bono services to nominate the McFarland House to the National Register of Historic Places. Apart from being a great honor, listing in the National Register will make the project eligible for state historic tax credits. This program offers a 25 percent tax credit for qualifying costs and will make a significant difference in our "bottom line." The nomination is still underway, but we're already working with tax credit reviewers

Continued on the next page

Red River update, continued from page 10

from the Texas Historical Commission to ensure that the project adheres to the Secretary of Interior's Standards for Rehabilitation as required.

Telling the home's story, and restoring its original features, wouldn't be possible without the help of the McFarland family. This spring we were so fortunate to make contact with John McFarland, now of Milwaukee, WI, whose parents built 3805 Red River in 1947 when he was seven years old. Mr. McFarland has shared stunning photos of the house taken after its completion, and of his family proudly posing outside during various gatherings and birthday celebrations. We now know the home's original color scheme (white, pale blue, and black) and that the McFarlands directly modeled its Streamline Moderne design off the architecture of South Florida. We've only scratched the

surface of more personal family stories of their time in the house, and are excited to learn more!

Projects like this take a village. From our board of directors, Building Committee co-chairs Clay Cary and Richard Kooris, along with Ken Johnson and Alyson McGee, have already donated a staggering amount of time managing this extensive project and steering it forward. Many thanks to Allen Wise, Lori Martin, and Scott Marks for providing essential assistance as well, along with our Development Committee chaired by board member Clayton Bullock. Their time, dedication, and passion is incredible.



Kitchen before pouring the new slab.

And we'll have many opportunities for our members to contribute as well! Stay tuned for further updates, and thank you for your support as we turn this dream into a reality. ★

The ART of Preservation: Historic Austin Through Drawing and Photography

Saturday, November 2
10am to Noon
Royal Blue Grocery
609 Congress Avenue
Tickets: \$10

Dust off your drawing pencils and join us to explore downtown Austin as never before! This guided group walking tour features treasured historic sites in and around Congress Avenue. We'll learn their history then spend time sketching and

photographing each landmark along the way. Volunteers will be on hand to help hone your artistic skills, ensuring that you'll learn something new, no matter what your preferred medium or skill level.

We have a limited number of spots available for this event! Tickets include bottled water and a light snack, purchase yours by Wednesday, October 30.

Visit preservationaustin.org/events for details. ★





After serving for many years as Co-Chair and Chair of the Preservation Committee, Caroline Wright decided recently to take a break and step down from the position. I want to personally thank her for her guidance and leadership, the many position letters she drafted, and the long nights she spent at Historic Landmark Commission meetings waiting to share Preservation Austin’s position on cases impacting our historic resources. Lucky for us she will still participate on the Preservation Committee, so we can continue to take advantage of her knowledge and experience as we carry out our advocacy efforts.

During the past few months the Preservation Committee has recommended to Preservation Austin’s (PA) Board that we send letters to the Historic Landmark Commission (HLC) and City Council on a number of issues. Two of those letters opposed the demolition of unique historic properties – the former Comal Food Store at 220 Comal and the Prince of Peace Lutheran Church at 1711 E. Oltorf Street. The Comal Food Store (named the Tuke-Lyon Grocery Store after two of the families that owned and operated food businesses) is a now rare example of a neighborhood grocery store in

East Austin. PA supported city preservation staff’s initial position that the store be designated as a local landmark with a 25-foot buffer around the building to allow for development of the remainder of the site. On August 19 City Council voted against designation in response to staff sharing with them that after further investigation only 10% of the building could be salvaged due to its deteriorated condition. The owner states she plans to reconstruct the building with new materials, and we hope she follows through with those plans.

Prince of Peace Lutheran Church was the first A-frame church in Austin and represents the post-WW II expansion of suburban churches. The current owners seek to demolish the building to replace it with a drive-thru business. PA submitted a letter to the HLC supporting designation of the site, and has requested the City investigate why the owner began removing roofing and window materials prior to receiving a demolition permit.

A third letter was sent requesting the HLC apply the Secretary of Interior’s Standards (SOI Standards) to their review of a tower proposed to be built within the footprint of the Masonic Lodge at 311 W. 7th Street,

which is a City of Austin Historic Landmark. It is the hope of the Committee and PA that an alternative design can be found that allows for the economically viable use of the building while adhering to the SOI Standards.

The Preservation Committee continues to follow and participate in discussions around city-wide issues including the land development code revisions. Members of PA’s staff and Board met with Mayor Adler and City Council staff to talk about expectations for the transition zone maps and revised code language, especially in light of the recent presentations by City staff and the upcoming release of the transition zone maps. As of this writing (September 2019), and in advance of the first draft’s release on October 4, our primary “take-aways” from those meetings are:

- The primary goal is to increase affordability.
- There is no intention to increase entitlements for existing multi-family properties.
- Goal is not to increase supply by demolishing existing housing units.

Continued on the next page



Prince of Peace Lutheran Church – before and after

Photographs by Jason John Paul Haskins

Preservation Committee, continued from page 12

- There is support for a Preservation Bonus Program that will allow for additional units on a property if the existing home is maintained. Additional incentives for this program would be considered.
- There is no intention to eliminate individual Historic Landmarking or Local Historic District zoning and Design Standards.
- Transitions zones will be much less impactful than is anticipated by the public.
- The highest capacity for increased housing units will be on vacant and underdeveloped land (e.g. existing surface parking lots).

Members of the Preservation Committee are drafting a “white paper” that will address the ways historic preservation can assist

with affordability and how increased density can be achieved while also protecting our built heritage in older neighborhoods.

That paper will be disseminated to Council members and our partners and supporters.

In September the Austin Independent School District (AISD) released its report “School Changes 2019”, which recommends closure and repurposing of 12 schools – Sims, Pecan Springs, Maplewood, Sadler Means, Webb, Brooke, Palm, Metz, Ridgetop, Pease, Joslin and Dawson. The Preservation Committee will be looking at research compiled by PA’s Education Committee to assist in providing feedback to AISD and the community on which school locations have historical and architectural significance. We will also be gathering examples of successful adaptive re-use of schools from other communities

and information on the various financial tools available to these types of projects (e.g. grants and tax credits for historic rehabs and affordable housing).

Finally, the Preservation Committee has been following the Travis County Commissioners process of developing a preservation covenant for Palm School that will guide any new develop on the site. PA joined Waterloo Greenway in advocating that the language of the covenant protect the historic scale of the site, maintain the landmark zoning on the entire parcel, and allow for a continued relationship between the building and the adjacent historic Palm Park. As this corner of Downtown Austin continues to develop and change, we will monitor plans and advocate accordingly. ★



PRESERVATION
AUSTIN



HERITAGE QUIZ

★ by Elizabeth Porterfield

Preservation 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 East Austin's Cenote Café, housed in the 1887 McDonald-Cain House, courtesy of your favorite preservation nonprofit.

Congratulations to our Summer contestants for spotting the following properties:

JULY: NAU'S ENFIELD DRUG (1115 West Lynn Street)

Nau's has served West Central Austin as a drug store and soda fountain since opening in 1951. Support a longtime local business and drop by Nau's Enfield Drugs for a bite to eat or your next prescription need. Hours available on their website at nausdrug.com.

★ **Winner: Jennifer Reiney**



Nau's Enfield Drug

AUGUST: Austin State Hospital Administration Building (4110 Guadalupe Street)

Created in 1857 as the Texas State Lunatic Asylum, today's imposing Austin State Hospital Administration Building officially opened in 1861 with twelve patients. It was the largest building in the city for over twenty years, and the 380-acre site provided farming for residents and served as one of Austin's earliest public parks for weekend and holiday visitors. The Italianate-influenced design of the Main Building, considered very modern for the time, was altered in 1904 by the incorporation of the three-story classical portico with large fluted columns. The facility was renamed the Austin State Hospital in 1925. By 1949, the hospital served over 3,000 patients and had seen limited funding or improvements since the early twentieth century. A 1950s building campaign improved overcrowded conditions, and the original Main Building became the Administration Building at that time. The Austin State Hospital remains an active facility providing adult, child, and adolescent psychiatric services. The historic Administration Building is a designated State Antiquities Landmark, a Recorded Texas Historic Landmark, and is listed in the National Register of Historic Places.

★ **Winner: James Canup**



Austin State Hospital Administration Building

SEPTEMBER: Hut's Hamburgers (807 West 6th Street)

Hut's Hamburgers has proudly served burgers to Austinites for eighty years. Homer "Hut" Hutchison opened the restaurant in 1939 on South Congress Avenue, and moved the restaurant to its current location in 1969. The current owners purchased Hut's in 1981 and it remains family owned and operated. Prior to becoming Hut's, the West 6th Street building opened in 1939 as Sammie's Drive-In. Dining room additions were added to Sammie's in 1947 and 1954. The building later served as Eli's Lounge and Picante Mexican Restaurant. Sadly, Hut's Hamburgers will be closing this year, with its last day scheduled for October 20. Don't miss out on a final chance to dine at this iconic Austin landmark! Check out their website for operating hours and menu: hutshamburgersatx.com.

★ **Winner: Liz Lock**



Hut's Hamburgers

Photo Courtesy of Matthew Dodds



Welcome to a new year with Preservation Austin - we have a great year ahead!

First, I want to congratulate Vanessa McElwrath and my fellow board members. Vanessa's leadership over the past year has definitely strengthened our organization and helped to set us on a successful trajectory for the coming year.

We begin 2019-2020 with a new Executive Director and welcome our first-ever Development and Communications Coordinator. Lindsey Derrington has served as an asset to our non profit for over four years. As she steps into her new role as ED, she brings enthusiasm and a dynamic that will propel our advocacy and programming goals forward in a passionate and productive way.

As our new Development and Communications Coordinator, Lesley Walker will focus on membership, fundraising and communications. Her work will elevate our profile in the community and enable us to reach potential members that share our vision for Austin. We count on you, our members, to further our mission of protecting our city's built environment and cultural heritage.

We also look forward to working with our new board members who bring valuable skills to support our efforts in the community. And, what can I say about our volunteers? You truly make the magic happen - we couldn't do it without you.

When I arrived in Austin in 1980 to attend UT, my 1-bedroom apartment in Hyde Park

cost \$235 per month during the school year and \$180 during the summer months. I enjoyed shopping at Scarbrough's on Congress Avenue, Frost Brothers in Northcross Mall and Yaring's on Burnet Road. Austin citizens were questioning whether we really needed MoPac and the streets of downtown rolled up promptly at 5pm. Things have changed, and preservation is more important than ever - in establishing how our city's history will relate to our city moving forward.

We all know, a truly vibrant city evolves, develops and adjusts based on economic prosperity, shifts in population and fluctuating trends in living and working spaces. Change is inevitable; development is part of our growth. It's our job to advocate for a plan that includes protecting our historic resources as a recognized and valuable part of the development of our city.

Let's all unite in one voice to let our city leadership understand our vision for Austin.

We call on each of you to share our mission and your passion for preservation with friends, community leaders, business owners and other like-minded organizations and encourage them to join in our efforts to make sure Austin remains a world-class city for its citizens and visitors alike.

Of course, this new year also brings exhilarating opportunities. The recent purchase of the house at 3805 Red River is just one example. Many of you may know that PA had a history in the 1950-80s



of saving important properties in Austin through the purchase and rehabilitation of buildings. We are proud to reestablish this model in 2019 using state historic tax credits and look forward to sharing our work on the property with our membership. Be sure to drive by and see the progress!

This November, I hope you'll plan to join us for our Preservation Merit Awards Luncheon where we will celebrate twelve of our city's finest preservation projects. Be sure to read the full newsletter to learn more about these amazing spaces, people and programs. Sponsorships are available on our website at www.preservation.org.

I'm extremely honored to serve as president of Preservation Austin and look forward to a sensational year. I have so much enthusiasm and passion for this organization that holds such a rich history and attracts so many Austinites who strive to make our city a special place.

I look forward to working with each of you and I am at your service!

Lori Martin

Your State Parks and Proposition 5

Michael Strutt, Ph.D.
Preservation Austin Board

On November 5 Texas residents have an opportunity to vote on a constitutional amendment that can create stable funding for Texas state parks for the first time in the history of the state-wide system. Proposition 5 aims to dedicate 93% of sales taxes on sporting goods to state parks, providing much-needed resources to repair and sustain Texans' incredible natural and cultural landscapes.

Funding for the parks has changed over the years. In 1993 the Texas legislature passed House Bill #706 which intended to allocate the proceeds of sales tax on sporting goods to state parks. This was simply a set-aside of state taxes generated on outdoor equipment, not a new tax. However, the amount of money that could go to the Texas Parks and Wildlife Department (TPWD) was capped at \$32 million per year regardless of how much money the tax generated.

In 2007 the legislature passed a bill intended to allocate 94% of sporting goods sales tax receipts to state parks, but the funding was subject to specific appropriations. By 2015 two bills passed the legislature with conflicting language on how the sales tax could be used, though an attempt was made to increase funding. Ultimately, the final interpretation was that TPWD would remain limited to specific appropriations.

The funding stream for state parks has not been a stable percentage of the sporting goods sales taxes generated, or even

enough money to run the parks efficiently. Generally there is a disparity between need and appropriation, with the gap made up through revenue such as gate receipts and gift shop sales at the parks themselves. That funding mechanism runs the operations, but major repairs or purchases of additional acreage mostly came through exceptional items in the legislative appropriation request process.

The bottom line is that the state parks system is in need of capital infusion. As the system has aged, infrastructure such as wastewater systems have come to the end of their use life. Over the years various parks have seen closures due to failing systems. Possum Kingdom and Garner closed during major repairs to wastewater systems. Balmorhea closed to fix a collapsing wall in the pool, and is currently closed again while TPWD repairs roofs on the 70+ year old motor courts. Operating a system of sites that span literally from border to border costs more than the funding available, so maintenance has lagged and the backlog has increased over time. Today that backlog stands at approximately \$800 million.

While the parks are intended for the public to enjoy their history and the great outdoors, Mother Nature can be a fickle mistress. In just the last decade, natural disasters have caused over \$100 million in damages to the system. The most recent disaster, Hurricane Harvey, decimated Goose Island State Park and its historic landscape. The recreation building,

designed by the National Park Service and constructed by the Civilian Conservation Corps (CCC), had several feet of water in it during the storm. Repairs to the park are still on-going. In 2011, and again in 2015, Bastrop State Park suffered wildfires. The 2011 fire burned over 97% of the park. One month later Bastrop experienced four inches of rainfall in one night, which created flooding, erosion, and loss of two historic culverts along the park road. On Memorial Day 2015 Bastrop experienced yet another torrential rain and the historic dam washed away, draining the park's lake. The dam has yet to be rebuilt, and will cost more than \$5 million to do so. The 2011 fire alone cost to date; \$6.2 million on hazard mitigation, erosion mitigation, habitat restoration and natural/cultural



Goose Island State Park five days after Hurricane Harvey.

resources surveys and research. The park lost \$5.1 million worth of buildings, utilities and equipment. The rain event one month later caused \$18 million in damages and lost resources associated with flooding and dam failure (which would not have happened without the fire). During that catastrophic fire of 2011 TPWD firefighters saved the park's historic cabins and the bathhouse/refectory complex, despite the fact that federal firefighters could not come to their aid. Having saved Bastrop's National Historic Landmark structures, the TPWD firefighting program won the Governor's Award for historic preservation in 2012.

The costs of Mother Nature's fury are not in the parks' budget, so the money generally comes from operations and planned repair projects which then sit on the shelf until further financing becomes available. In the 2018-2019 biennium which just ended, appropriations for weather related damages came to \$48.5 million, which for the first time was in addition to operational costs. That money will repair parks damaged several years ago. But other buildings continue to age and infrastructure comes to the end of its use-life. State parks have more than 1,200 structures 45 years of age or older.

They range from large concrete dams to small wooden bridges and overlooks, and from cabins to historic houses. In the 1930s the CCC constructed 25 parks, including a reconstruction of the mission church at Goliad. All the CCC structures are now 70+ years old. TPWD considers the CCC parks historic in their own right, and care for them using the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Proposition 5 is not a new tax, but will appropriate an existing sales tax on specific items to state parks. In the biennium just ended the amount was approximately \$330 million. If passed, that level of funding can allow TPWD to address the backlog of needed repairs. The projects range from major repairs, to replacing aging security systems. The historic Wyler tramway at Franklin Mountains currently sits idle until funding is available to update its systems. The tram is inspected yearly but did not meet specifications this year so TPWD shut it down for the public's safety. Other projects include repairs and plumbing system upgrades to the historic "Big House" at Big Bend Ranch; completing roof repairs



Fort Parker recreation hall in need of repair.

at Balmorhea; and repairs to a number of parks due to damage from Hurricane Harvey. Proposition 5 aims to fulfill the promise of 1993's HB#706. With a fully dedicated funding stream the Texas state park system can have a brighter future. ★

For more information on Proposition 5 go to:
<https://www.sos.texas.gov/elections/forms/2019-explanatory-statements.pdf>

2019 Historic Hyde Park Homes Tour

The 42nd Annual Historic Hyde Park Homes Tour celebrating Innovators & Renovators is Sunday, November 10, 2019 from 11am to 5pm. The tour showcases seven homes in a variety of sizes and architectural styles built between 1900 and 1935, including bungalow, American Transitional Colonial Revival and cottage style homes. Proceeds go towards preservation,

community-building, and beautification efforts of the Hyde Park Neighborhood Association. Tickets can be purchased in advance on the HPNA website at www.austinhidypark.org/homes-tour/ or on the day of the tour at the Elisabet Ney Museum for \$25 (cash, credit, check). Individuals interested in volunteering as docents or at tour headquarters should contact hidyparkna@gmail.com. ★



Education Committee

★ Ann S. Graham, Chair



Making Art,” a November 21 panel discussion at Oakwood Cemetery Chapel with Big Medium and Sightlines from 6:30pm to 8pm, and a pop-up exhibition at our office November 16 - 17 (see page 9).

As a fun end-of-fiscal-year, we shared a screening of *The Last of the Moonlight Towers* documentary released in 2016, which highlights the story of Austin’s historic

moonlight towers, the first electric street lighting system in the United States installed in the late 1890’s. Austin is the only city that still has moonlight towers and this film celebrates their uniqueness!

On the research front, knowing that Austin Independent School District (AISD) was going to be recommending 10+ school closures, an EDU team began to research all AISD

elementary, middle, and high schools over 50 years old to determine their architectural and cultural significance. This has prepared us to advocate for the preservation and reuse of important school properties, historically designated or otherwise. The committee members will share their findings with the PA Board and Preservation Committee to consider next steps.

A special shout out, too, to EDU Committee members who have written key articles for recent PA’s quarterly newsletters including: Sarah Marshall’s “Rosewood Park: A Historic Icon of Austin’s East Side;” Rebekah Dobrasko’s “Beyond the Road: The Ransom Williams Farm;” and Cyrus Yerxa’s “Austin History Center Mural Restored.”

A deep appreciation to everyone on the Education Committee who takes on projects with such responsibility and good cheer! ★

The Preservation Austin Education Committee continues at its active and busy pace! And, there is always room for more on the Committee, so please feel free to join us on the third Tuesday of every month at 5:45 - 7pm at the PA offices at 500 Chicon. There is always some interesting and diverse project to get involved in!

Mark your calendar for Saturday, November 2 from 10am to noon and join us for “The ART of Preservation: Experiencing Historic Austin Through Drawing and Photography”. This is a reschedule from a rained-out May date as part of WEST Austin Studio Tour, produced and organized by Big Medium. Join us as we have a short walk about in downtown Austin, focusing on capturing the images of three iconic buildings - sketching, taking pictures - with some architectural and social history thrown in for good measure. For more information and to RSVP visit preservationaustin.org/events. We hope to see you on November 2!

And speaking of WEST, Preservation Austin continues its collaboration with Big Medium as part of this fall’s EAST Austin Studio Tour as it plans a series of events that continue to explore the intersection of art and preservation and how investing in our historic landscape creates exciting possibilities for sparking creative endeavors with the arts. This includes, “Marking History/



Grants

Grant Awarded to iACT for “To Believe”

This summer our Grants Committee awarded a \$5,000 matching grant to Interfaith Action of Central Texas (iACT) for “To Believe,” a video installation hosted by the newly-restored and programmed Oakwood Cemetery Chapel. This educational documentary film of historic East Austin African American churches and other worship experiences aims to facilitate an immersive cultural experience of diverse faith traditions. The film will be accompanied by a digital mapping project of the churches and their influence as part of the chapel’s fall programming, which includes photography, performances, and lectures centered on East Austin’s historic and contemporary practices of faith and belief.

Launched in fall 2016, our grant program offers matching funds of up to \$5,000 on a quarterly basis. Categories include Education, Bricks and Mortar, and Planning/Historic Resource Survey/Local Historic Designation. Nonprofit organizations, neighborhood organizations, public entities, and owners of individual or proposed landmarks may apply. By providing small but impactful grants to important projects citywide, Preservation Austin can affect real change in the preservation and interpretation of the historic places that mean the most to our community.

Our next application deadline is December 15.

Visit
preservationaustin.org/programs/grants
for details.



Our New & Renewing Members



BENEFACTOR

David Wilson
Tim Cuppett & Marco Rini

WATERLOO CIRCLE

Charles Aubrey Smith, Jr.
Clay & Karen Cary
Connie Todd
Diane Humphreys
George & Carole Nalle, III
Janis & Joseph Pinnelli
Mary Holt Walcutt
Paula Hern & Thomas Barbour
Suzanne Deal Booth
Tom & Elizabeth Granger
Tyler & Meredith Spears

ADVOCATE

Carolyn Schilthuis

BUSINESS AMBASSADOR

Corridor Title
FAB Architecture
The Foundation for the Preservation of the Historic Millett Opera House
ML&R Wealth Management
Moore-Tate Projects & Design, LLC
O'Connell Architecture
Phoenix I Restoration & Construction, Ltd.
PSW Real Estate
Spicewood Communities
O'Connell Architecture
The Grove/MileStone Community Builders, LLC
Volz & Associates, Inc.

BUSINESS LEADER

Alyson McGee, JBGGoodwin Realtors
ARCHITEXAS
Austin Charter Bus Company
Castle Hill Fitness
Clayton Bullock, Moreland Properties
David Wilkes Builders
Deborah Kirk Interiors
Jo Carol Snowden

Longhorn Charter Bus Company
Mustian Architecture & Design
The Stiles Real Estate Agency

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David Conner
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PA CALENDAR OF EVENTS • 2019

NOV
2

The ART of Preservation Walking Tour

This guided group walking/drawing/photography tour features historic sites on and around Congress Avenue. See Page 11 for details.

NOV
5

ELECTION DAY

Support our state parks! Proposition 5 aims to create stable funding for Texas state parks for the first time in the system's history. Early voting runs from 10/21 to 11/1.

NOV
10

2019 Historic Hyde Park Homes Tour

See Page 17 for details on this fall favorite!

NOV
15

59th Annual Preservation Merit Awards Celebration

Our annual awards luncheon, this year at the Stephen F. Austin Hotel, celebrates incredible preservation work citywide. Mark your calendars! And see Page 1 for details.

NOV
16-17

"Drawing the Moon" and "Galveston, My Make-Believe Coney Island: Where the Architecture Meets the Sea"

Preservation Austin and Texas Society of Architects are partnering for this two-day, two-part exhibit as part of the East Austin Studio Tour. See Page 9 for details.

NOV
21

Marking History/Making Art

Presented by Big Medium, Preservation Austin, and Sightlines as part of the East Austin Studio Tour. See Page 9 for details.

DEC
15

Fall Grant Deadline

PA offers quarterly matching grants of up to \$5,000 for a wide range of preservation projects. Nonprofits, neighborhoods, public entities, and building owners may apply. See page 18 for details.

Juggling and Jawing Historic Austin Happy Hours

Our happy hour series celebrating iconic Austin watering holes continues!
Check our website and social media to see where we'll be this winter.

★ Visit www.preservationaustin.org for details and tickets today!