



# PRESERVATION — AUSTIN —

Fall 2022 ★ Volume 26 No. 2

## 2022 Preservation Merit Awards

**P**reservation Austin is proud to announce our 62nd Annual Preservation Merit Award winners! Join us to celebrate this year's honorees at our signature cocktail reception and fundraiser. This year we're delighted to return to Symphony Square, an icon of early preservation in Austin and a jewel of the Waterloo Greenway Park System. Come for an intimate evening under the stars as we toast the incredible preservation work done

across Austin over the past two years! Our eleven Preservation Merit Award recipients set the standard for investing in treasured historic places and heritage-based educational programming. We are thrilled to share their stories and to honor their incredible achievements!

Many thanks to our 2022 Preservation Merit Awards Jury who together selected exemplary projects with real community impact: **Brit Barr**, Preservation Architect, *Texas Historical Commission*; **Sarah Burleson**, Assistant Director of Development, Donor Engagement, and Events, *Blanton Museum of Art*; **Jennifer Carpenter**, Historic Preservation Specialist, *Texas Department of Transportation*; **Virginia Cumberbatch**, Racial Justice Educator and Co-founder, *Rosa Rebellion*; and **Bradley Wilson**, Architectural Designer, *Classic Constructors*.

**Sponsorship packages are available at [preservationaustin.org](http://preservationaustin.org) and individual tickets will go on sale on November 1.** Proceeds from the celebration provide significant support for our advocacy and educational programming throughout the year.

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THE 62ND ANNUAL  
**Preservation Merit Awards  
Celebration**

December 1, 2022     6pm - 8pm  
Symphony Square

\$100 members/\$125 non-members



# PRESERVATION — AUSTIN —

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PRESERVATION  
— AUSTIN —



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## 2022 PRESERVATION MERIT AWARD RECIPIENTS



Bluebonnet House, (Photo: Jake Holt)

### Bluebonnet House

**Recipient: Nick and Brianna Adams**  
**Preservation Award for Rehabilitation**

Leonard Lundgren designed this postwar ranch-style home for the Schueler family in 1955. A mid-century innovator, Lundgren was best known for his cylindrical design of the Holiday Inn on Lady Bird Lake, though he also created warm, modern homes across Austin. This project peeled back 1980s interventions to align with Lundgren's original artistic vision.

Owners Nick and Brianna Adams purchased this South Lund Park neighborhood home in 2022, seeing its potential despite a 1981 remodel which had interrupted its open plan and cut off the home's connection to its natural surroundings, integral features of its midcentury design. The discovery of Lundgren's blueprints allowed the building's character to be restored and upgraded. Throughout the rehabilitation process, architects Dick Clark + Associates, contractors Josh Speck Construction, and the homeowners continuously referred to Lundgren's initial design intent to influence the renovation. The team resized multiple rooms in the context of modern day living by strategically relocating walls within the space, yet the project was able to remain within its existing footprint. The project enhanced the original personality of the house by refurbishing the character-defining

limestone walls and reimagining the home's rear wall, inspired by an alternate glazing pattern from the rediscovered 1955 plans. Today, harmonious design choices stitch together old and new, respecting the residence's mid-century roots and ushering this historic home into the present.

### Downs Field

**Recipient: Austin Parks and Recreation Department**  
**Preservation Award for Rehabilitation**

An icon of East Austin and a link to the legacy of the Austin Black Senators – one of the first Negro League Baseball teams in the city – the Downs Field grandstands have been carefully restored for the enjoyment of new generations of baseball fans.

The present site was originally used as Samuel Huston College's baseball stadium and was the homefield of the Black Senators, including local sports hero and National Baseball Hall of Fame inductee Willie Wells. Other legendary players such as Satchel Paige, Willie Mays, Smokey Joe Williams, and Buck O'Neil played baseball at the site starting in 1927. The grandstands, however, were first built at 12th and Springdale Streets in 1947 and moved to the current location at 12th and Alexander in 1954. Since then the arena has also alternately served as a highschool football stadium during its long tenure as a community gathering place. Named in honor of Samuel Huston College President Reverend Karl Downs, today the field is home to the Huston-Tillotson University Rams and the Austin Metro Baseball League.

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Downs Field, (Photo: Courtesy of Austin Parks and Recreation Department)

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The rehabilitation of the grandstands included structural and cosmetic upgrades, capped by a new corrugated metal roof. Brown and Root Industrial Services completed the construction work with funding from the the City of Austin's Historic Preservation Fund in partnership with the Heritage Tourism Division of the Economic Development Department. The fund, made possible through the Hotel Occupancy Tax, helps preserve and restore Austin's historic treasures to be enjoyed by tourists and locals alike. The restoration of the 1947 Downs Field Grandstands, a Recorded Texas Historic Landmark, is part of a community effort to renovate and enhance this celebrated baseball diamond.



Haskell House, (Photo: Courtesy of Austin Parks & Recreation Department)

## Haskell House

**Recipient: Austin Parks and Recreation Department**

### Preservation Award for Rehabilitation

The rehabilitation of the Hezekiah Haskell House is a testament to the concerted preservation efforts of Clarksville community leaders and the City of Austin. Constructed by Peter Tucker, a man formerly enslaved by Governor Elisha Pease, the house is named for later occupant Hezekiah Haskell, a former Union soldier, Buffalo Soldier, and member of an all-Black cavalry regiment posted on the western frontier during the late 19th

century. Today the house stands on its original site in Clarksville, a historic freedom community established by formerly enslaved people in 1871. The Cumberland-style, single-wall construction home with unpainted board-and-batten siding, double separated front doors, and a rough-hewn cedar shingle shake roof typifies early Clarksville homes.

Owned by the Austin Parks and Recreation Department and a registered landmark at the national, state, and local level, the house is a tangible reminder of Clarksville's historic roots and the struggles of the formerly enslaved people who settled there. In 2019, the City's Economic Development Department awarded the Clarksville Community Development Corporation,

stewards of the home, a Heritage Tourism Grant to rehabilitate the house's deteriorating exterior. From its outset, the project faced challenges, but CCDC members and city employees collaborated with Phoenix I Restoration & Construction and Empire Roofing to find solutions.

Now operating as a museum and community gathering place, the Hezekiah Haskell House is open to visitors twice a month. Trained volunteer docents educate visitors about the history of this remarkable home and the lasting impacts of the early Clarksville community.

## Luther Hall

**Recipient: Texas Historical Commission Preservation Award for Restoration**

The Luther Hall Building, constructed in 1940 as a Sunday school annex for the adjacent Gethsemane Lutheran Church,

has served many purposes throughout its 82-year history. Now under the stewardship of the Texas Historical Commission (THC), Luther Hall has been a meeting place for its original Swedish Lutheran congregation, a gathering place for World War II servicemen, and the Department of Agriculture's State Seed Library. Recently, the building's Butler brick facade has been beautifully restored following the removal of incompatible and damaging paint applied in the 1970s.

The two-building campus of Gethsemane church and Luther Hall was listed in the National Register of Historic Places in 2004, lauding the buildings' distinct architectural designs and connection to the Swedish Lutheran community. However, a Recorded Texas Historic Landmark (RTHL) application for Luther Hall submitted in 1997 has remained on hold "pending the removal of paint on masonry," consistent with preservation standards enforced by the THC. National building conservators Western Specialty Contractors, under direction of THC Capitol Complex Property Manager Brandon Vos, methodically removed the non-historic and inappropriate paint, allowing the building to move forward with the RTHL designation process and serve as a gleaming example of best preservation practices.

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Luther Hall, (Photo: Charles Peveto)



Theresa Passive House, (Photo: Casey Dunn)

### Theresa Passive House

Recipient: Trey Farmer  
Preservation Award for Sustainability

Experimental in nature, the Theresa Passive House is a high performance renovation and addition that blends the preservation of a 1914 bungalow with innovative sustainable design. This project applies Passive House building principles in Austin’s hot, humid climate, producing more energy than it requires from the grid.

Throughout design and construction, rigorous objectives in energy efficiency, indoor air quality, thermal comfort, embodied carbon, and responsible



The Hangar/Garden Seventeen, (Photo: Patrick Y. Wong / AtelierWong.com)

materials sourcing were prioritized. Members of the design, construction, and academic community, including Forge Craft Architecture and Design, Hugh Jefferson Randolph Architects, and Clean Tag LLC contributed to and studied the project.

Used as a case study and pilot project for Passive House Certification, the home is only the third Passive House in Texas and is an ongoing experiment. Keeping the original character of the façade while at the same time elevating other aspects of the home to meet today’s modern energy standards, the Theresa Passive House is a sophisticated melding of neighborhood-scale historic design with progressive sustainability strategies. It leads by example on climate resilience during this intense time of environmental change.

### The Hangar/Garden Seventeen

Recipient: Lamar Takeoff LLC  
Stewardship Award

The Hangar at 604 Williams Street has been host to many Austin industries throughout the past century. Built as an airplane hangar in the 1920s, it once housed planes used to train pilots during World War II. Relocated from the former North Lamar airfield to its present location in the mid-1940s, The Hangar then began its second life as Rainhart, a local laboratory testing equipment manufacturer. Today the building is owned by Lamar Takeoff LLC, a real estate development and brokerage group with deep Austin roots. Acting as prescient building stewards, the new owners took time to carefully select an appropriate tenant and the Quonset hut-style building now flourishes as Garden Seventeen, a greenhouse and garden center.

This thoughtful adaptive reuse project utilized a light touch, allowing preserved 1940s era drill press machinery to serve as a reminder of the building’s productive past. Preservation efforts at the site included retaining the open floor plan, wide-spanning metal trusses, and expansive windows.

The Hangar’s transformation from its aviation and industrial origins into a welcoming retail garden center retains the structure’s historical and architectural integrity while serving as a model for the stewardship and revitalization of other unusual historic properties. The project is a testament to the power of adaptive reuse and the continued value of Austin’s industrial architecture.



Caroline Wright, (Photo: Mid Tex Mod)

### Caroline Wright

Special Recognition for Public Service

Caroline Wright is a passionate preservationist and longtime advocate for Austin’s treasured historic resources. Leveraging her extensive experience in local, state, and federal project review, she has positively shaped preservation efforts in our city.

At the Texas Historical Commission, Caroline is a coordinator of the state’s most impactful financial preservation incentive – the

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tax credit program. Under her leadership, the program recently completed its most successful year, overseeing \$982 million worth of preservation projects statewide. Also an avid volunteer, Caroline's public service has had a tangible impact on Austin's built environment. She has generously donated her time to Preservation Austin for over a decade and has served on many essential City committees and commissions including the Historic Landmark Commission, the Design Standards Working Group, and the Equity-Based Preservation Plan Working Group.

Caroline's enthusiasm extends from the smallest, quirkiest buildings to grand projects developed by prominent builders. A pillar of the preservation community, her ongoing leadership in protecting and promoting historic resources resonates throughout Austin and the state of Texas.



Mary Reed, (Photo: Courtesy of Mary Reed)

### Mary Reed

#### Special Recognition for Public Service

A grassroots advocate with strong community ties, Mary Reed has served on the Clarksville Community Development Corporation board for more than 17 years, many as president, and has lived in the Clarksville neighborhood since 1989. She has worked successfully to build and maintain community through engaging programming and is a champion for the dwindling supply

of historic homes in Clarksville, which was first established as a freedom community. Mary was instrumental in saving and landmarking the Mary Baylor House and recently collaborated with neighbors, city staff, and builders to thoughtfully restore the Hezekiah Haskell House.

As Clarksville's representative on the Old West Austin Neighborhood Contact Team and a member of Austin's Preservation Plan Working Group, Mary helped advocate for funding Phase 2 of the Preservation Plan, which includes robust community outreach efforts and will increase its potential for implementation. As President of the CCDC Mary oversees the staff and fundraising efforts for 10 properties, including single-family homes, duplexes and an ADU that provide low-cost housing to 16 families. The homes are scattered throughout Clarksville and Mary makes sure that the historic and new infill homes are compatible with the character of the neighborhood.

In the face of enormous pressure, Mary has tirelessly advocated for the Clarksville neighborhood, insisting that developers respect the community's history of inequity, racism, and segregation, and encouraging all Austinites to learn its story of resilience and grit.

### Neill-Cochran House Museum

#### Special Recognition for Education: The Austin Slave Quarters Experience: A Weekend for Community

Following the culmination of seven years of collaboration and research, this spring the Neill-Cochran House Museum presented *The Austin Slave Quarters Experience: A Weekend for Community*. This event highlighted the



The Austin Slave Quarters Experience, (Photo: Tina Clark, Eric Coleman Photography)

voices and experiences of the enslaved and free people of color who lived or worked at the site and provided a platform for modern activists and scholars of color to educate the public. The weekend was a launching point for extensive conversations with Austin citizens, particularly Black Austinites, whose history has not been shared broadly or integrated within the larger timeline of our city's past.

The diverse project team was led by museum executive director Dr. Rowena Dasch and UT-Austin Assistant Professor of Architecture Dr. Tara Dudley. Collaborators who shared their wisdom included Joe McGill, founder of The Slave Dwelling Project; Adrian Lipscombe, Black Texas foodways scholar and chef; Stephanie Lang, scholar and activist; Jennifer Cumberbatch, filmmaker; and artisan groups Letterpress Play and the Central Texas Basket Guild.

*The Austin Slave Quarters Experience: A Weekend for Community* was a success by every metric. Numerous prominent community figures partnered with the Neill-Cochran House museum to produce this diversely-attended and intergenerational community gathering. In all, over 300 people

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visited the Museum and generated both enthusiasm for the project and a new sense of understanding of the complexities of Austin's past. Media coverage of the event continues to impart the impact people of color have had on Austin's growth and the role the economy of enslavement has played in our city's history. *The Weekend for Community* event has brought new awareness to the original artisans of one of Austin's grandest estates and added depth to the story of this city's early development.



To Relate, (Photo: Courtesy of Amy Heath)

## Austin Parks and Recreation Department – Oakwood Cemetery Chapel

Special Recognition for Education:  
"To Relate" Educational Exhibit

Oakwood Cemetery is Austin's oldest municipal cemetery and the resting place of a diverse range of Texans. Owned by the Parks and Recreation Department, the site's recently restored Oakwood Chapel re-opened in 2019 and now serves to help Austinites and other visitors connect with Texas history, contend with the cemetery's difficult past, and memorialize the lives of those interred whose histories and stories risk being forgotten. In the fall of 2021, Oakwood Cemetery Chapel produced the digital exhibit "To Relate" on Indigenous Texas history,

authored by staff member Amy Heath, a visual artist and member of the Caddo Nation of Oklahoma. Exhibition content presented on site and online includes original maps, timelines, documentary video, music, and art by Native American creators and Oakwood collaborators.

"To Relate" provides crucial context for understanding the lives and activities of Native Americans in Austin and Texas. The exhibit provides not only a wealth of historical information on Native Texans but a roadmap for how to discuss these groups and issues, answering to our historical past while pointing readers towards larger questions of memory, justice, and the importance of carrying history into the future. "To Relate" highlights the voices and stories of Native Americans who are all too often neglected by history – especially in Texas – providing an immeasurably durable, expansive, and accessible resource for the preservation of Native history in museum and memory alike.

## Austin Parks and Recreation Historic Preservation & Tourism Program – Parque Zaragoza

Special Recognition for Education:  
*Parque Zaragoza: Comunidad, Cultura, y Resiliencia* Documentary Film

In May 2022, Austin Parks and Recreation released *Parque Zaragoza: Comunidad, Cultura, y Resiliencia*, a short documentary about Parque Zaragoza, a gathering place established in 1931 as the first public park for Austin's Mexican-American community. The film was launched in conjunction with Parque Zaragoza's 90th Anniversary Celebration hosted by Amigos de Parque Zaragoza to revel in the cultural heritage and civic accomplishments of Mexican-American Austinites.

Established after extensive grassroots activism by community leaders, the park is a physical reminder of the resilience and fortitude of those who fought for a uniquely Mexican American space during an era rife with segregation, institutional disenfranchisement, and systemic racism. The vibrant outdoor space is emblematic of how community advocacy shaped East Austin's landscape and the broader city's cultural identity throughout the twentieth century. The site of many of the largest Cinco de Mayo and Diez y Seis celebrations in Austin, Parque Zaragoza has hosted families from across Travis County for parades, barbecues, live music, and dancing.

*Parque Zaragoza: Comunidad, Cultura, y Resiliencia* was produced by PARD's Historic Preservation and Tourism Program, and funding for the documentary was made possible through the City of Austin Historic Preservation Fund in partnership with the Economic Development Department's Heritage Tourism Division. The documentary serves as a vital and engaging educational tool, acknowledging the struggles and triumphs of Mexicans and Mexican Americans in Austin's tumultuous history and honoring their contributions to the city's civic, economic, social, and built fabric. ★



Parque Zaragoza Documentary, (Photo: Austin Parks & Recreation Department)



**A**ugust's Annual Meeting at the French Legation was special. This was our first true membership gathering since 2019. Seeing everyone together, sharing in that historic space and excited to reconnect, meant so much to me personally. Preservation Austin's members give our work meaning, and I want to thank you for inspiring us to do more to fulfill our mission each year!

As Executive Director I'm proud of all the work covered in these pages. But we are busy, always, and I'm excited to add some additional news to the mix:

Over the coming months you'll see much activity at the McFarland House, the Streamline Moderne home at 3805 Red River that Preservation Austin purchased for our office in 2019. Earlier this year we kicked off projects needed to ready the house for our staff to move in in 2023, including replacing the building's upper roof and electrical systems. Soon we'll begin critical structural and repair work to the house's cantilevered eaves and balcony to protect these defining features for another 75 years.

The McFarland House's rehabilitation is supported by \$105,000 in generous

grant funding, including \$45,000 from **The Summerlee Foundation** and a \$30,000 **Texas Preservation Trust Fund** grant. As a nonprofit, we are fortunate to qualify for state historic credits as well. Preservation Austin is indebted to our architects at Hutson | Gallagher whose guidance and expertise have made this project possible. We look forward to sharing opportunities for others to support this work in the coming year!

We've been fortunate, too, for support from the National Trust for Historic Preservation's National Preservation Trust Fund to build a more inclusive preservation movement. In 2021 Preservation Austin received funding for equity training for our board and staff, giving us space to dig deep into critical discussions about how our mission impacts all Austinites. In 2022 we received funding to host legal and technical training for BIPOC (Black, Indigenous, and People of Color) community members to support increased racial and ethnic representation on Austin's Historic Landmark Commission, as well as among advocates at HLC meetings.

**The Fowler Family Foundation** has awarded Preservation Austin another gift to continue our extremely successful

Underrepresented Heritage Internship program. Last year's interns drove the creation of our East Austin Barrio Landmarks Project celebrating Mexican American heritage. We're eager to expand on their work

around women's history and LGBTQ+ history in the coming months.

I'm honored to represent Preservation Austin during the

National Trust for Historic Preservation's upcoming PastForward Conference in November. This year we participated in the National Impact Agenda Leadership Cohort, examining how our work intersects with the national movement to work collectively and collaboratively towards a vision for strategic change. I'm proud to share what we're doing here in Austin to bring more people to historic preservation, fully knowing that this is just the start, and that we have so much more to do.

None of this would be possible without our board and staff. We have the most incredible team leading this organization, all ready to roll up their sleeves to make a difference. Be sure to connect with Linda Y. Jackson, our amazing board president, along with our twenty-three other directors and three full-time staff members whose passion, creativity, and talent drive this organization forward. You will understand why I am so excited about where we are as an organization, and where we're headed. ★



**Read: *Leading the Change Together: A National Impact Agenda for the Preservation Movement***



**READ MORE!**





It is such a pleasure to serve as the President of Preservation Austin and have the opportunity to continue to shape a more inclusive, resilient, and meaningful community culture through preservation. I joined Preservation Austin first in person, continued virtually during the pandemic, and later participated in the launch of a new strategic plan to guide the organization through the coming years. The hard work and dedication from board members on the strategic plan has been lauded as a model for other boards and has set a framework in the key focus areas as follows: Community Engagement, Partnering for Momentum, Tangible Impact, Experiential Preservation, and Investing in Our Future.

We have seen progress in the focus areas ranging from ensuring a more inclusive board to rehabilitating the historic 1947 McFarland House, located at 3805 Red River Street, which will be the new home of Preservation Austin. Preservation Austin has enhanced its grants program to provide more funds to nonprofits, neighborhood associations, public entities, and owners of individual landmarks or proposed landmarks within the City of Austin. The popular virtual Homes Tour showcased a new framework to

spotlight those “iconic historic spaces” such as the Baker School, John and Drucie Chase Building, Wesley United Methodist Church, and Holly Street Murals, to name a few, that elevated the in-person tour when it returned this past spring.

New faces have joined the Preservation Austin staff to complement the work of Executive Director Lindsey Derrington, strengthening policy and outreach, and ensuring that Preservation Austin is informed and engaged as our voice is heard at both the city and state levels. In addition, the new Programs Coordinator and Development Officer will solidify the outreach and funding for those aspects of our work enjoyed by the community.

For the past year, I served on the City of Austin’s Equity-Based Preservation Plan Working Group along with Policy and Outreach Planner Meghan King and past board members to update a preservation plan that has been in place for 40 years. The City of Austin adopted the fiscal year 2023 budget that included funding for Phase 2 of this Equity-Based Preservation Plan.

Work such as the ULI Technical Assistance

Panel co-sponsored by Preservation Austin and the City of Austin to “explore implementable programs, policies, and tools that



can safeguard older and historic housing, support affordability, and prevent displacement,” highlights the power of board members who provide the level of expertise needed to tackle tough issues.

The work of Preservation Austin would not be possible without our members. We appreciate those who share our vision, support the organization financially, and help underwrite our signature events. We are able to do more and make more tangible impacts in this changing Austin landscape because of your support. We invite you to spread the word and invite your friends and neighbors to join us. We also ask that you keep us informed and reach out when you need support preserving spaces. We thank you and look forward to your continued support. ★



## 2022 Membership Drive – *Our Best Yet!*

We’re so pleased to share that Preservation Austin’s annual August membership drive raised nearly \$70,000 to sustain our work. More than 150 households and businesses contributed to this incredible effort, in which we exceeded our fundraising goal by nearly \$5,000. What’s more, we exceeded last year’s drive by more than

\$20,000 – a significant leap for our small nonprofit!

Many thanks to all of you who joined, renewed, and shared our drive appeals with friends and family. Preservation Austin is also grateful to the donors who helped launch our 2022 Membership Drive’s success with their

generous starting gifts, including Heritage Title Company of Austin, Moreland Properties, David Wilson Garden Design, Corridor Title, Huston-Tillotson University, and The Cynthia & George Mitchell Foundation.

All of these contributions make a difference, and make it possible for us to fulfill our mission. Thank you! ★



Weddington standing outside her longtime home and law office at 709 W 14th Street (Davis, Lisa. [Sarah Weddington Standing Outside], photograph, date unknown; Austin History Center via The Portal to Texas History)

## A Woman's Place: Sarah Weddington and the Fight for *Roe v. Wade*

By Katherine Enders

A quaint yellow building is nestled on West 14th Street, located less than half a mile west of the Texas State Capitol in downtown Austin. Passersby would have no way of knowing that over 50 years ago this unassuming spot was where a young UT Law graduate prepared for a case that would change the course of U.S. history. In 1973, Sarah Weddington successfully argued the landmark *Roe v. Wade* case to the Supreme Court that established a constitutional right to abortion. As a result, the decision expanded women's access to a fuller experience of citizenship, and the fabric of American life was irrevocably altered.

Weddington was born to Abilene, TX residents Reverend Herbert and Lena Ragle in 1945. She majored in English at McMurry College before pursuing law at the University of Texas at Austin. She completed her law degree in 1967, one of only five women in her graduating class. After finishing school, Weddington experienced discrimination when interviewing for legal jobs. She recalled that during one of her interviews she was told that "young lawyers often have to work late, and you would need to be home cooking supper for [her] husband." ("Sarah Weddington Runs for Legislature by Carolyn Cates Wylie accessed at the Austin

History Center, April 1970). Her husband, James "Ron" Weddington, was a fellow UT Law graduate. By 1969 they would buy the West 14th property and set up their joint law office on the first floor while living on the second story.

In Texas in the 1960s there were not many options available to women to prevent unwanted pregnancies. Birth control was only available to married women or women that were within six weeks of their wedding, and abortions were a felony except when necessary to save the pregnant woman's life. At the University of Texas at Austin, a small group of

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Business card for Ron and Sarah Weddington's practice located at their home on W 14th Street (Accessed at the Austin History Center)

female activists started to operate an underground birth control and pregnancy counseling center to connect women with resources to prevent pregnancy. Sometimes the activists would refer, or even accompany, pregnant women to doctors that were willing to perform an abortion in other states or Mexico. The activists wondered whether they could be legally culpable for the assistance they provided, so they reached out to

Weddington, who was a friend of some of the women involved, to get advice.

Weddington admitted that she wasn't sure whether or not they could be prosecuted, so as she began her research she talked the matter over with fellow UT Law graduate Linda Coffee. As the two women discussed the abortion laws in Texas one thing became clear—there seemed to be a good chance that they could take down the legislation altogether on the grounds of privacy.

In fact, Coffee shared that she was already working on the abortion issue in Dallas. She was in the midst of preparing to file a suit on behalf of the pregnant Norma McCorvey—or as she would soon be known across the country, Jane Roe. Coffee asked Weddington if she would be willing to be co-counsel on the case challenging the abortion law in Texas. Weddington accepted, and because of her strong skills as an orator would eventually be the main figure associated with the *Roe v. Wade* case in most

people's minds. The women prepared their case in the following months, and soon filed what would become one of the most well known legal cases in the history of the United States.

After a unanimous decision in favor of Weddington and Coffee at the District Court level in 1970, the case went before the Supreme Court in 1971. Although Coffee and Weddington both made oral arguments at the district-level, they decided it would be better if just Weddington, who had taken more of a shine to the spotlight, made the oral arguments before the Supreme Court alone.


Weddington recalled spending hours crafting her arguments in her home and office on West 14th. At the time she was only 26 years old and due to her difficulty obtaining a job out of school largely inexperienced. In fact, before *Roe v. Wade* she had only handled simple legal matters such as uncontested divorces and straightforward wills. Despite her lack of experience, Weddington skillfully argued her and Coffee's case before the Supreme Court in 1971. The landmark decision that made abortion legal in Texas and the rest of the country was announced in January of 1973.

Prior to the Supreme Court decision's announcement of her victory in *Roe v. Wade*, Weddington decided to run for the Texas House of Representatives. During this time her West 14th home served as a political campaign headquarters. She was elected as a State Representative in 1972, then again in 1974 and 1976. During her time as a Representative she worked on women's issues such as extending the statute of limitation for reporting rape in Texas. Following her career in the Texas



Weddington circa 1970 (PICB-11116 - Austin History Center)

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**Sarah Weddington is a candidate who will seek to represent YOU. She is especially interested in serving you in the areas of:**

- \* Conservation
- \* Consumer Protection
- \* Equal Rights for Women and Men


*Sarah will work in the House for You*

Vote Democratic Primary May 6, 1972  
709 West 14th Street — 476-7575

Sarah, who is the daughter of a Methodist minister, graduated Magna Cum Laude from McMurry College in 1965 and graduated from U.T. Law School in 1967.

She served on the American Bar Association committee which wrote the Code of Professional Responsibility which governs Texas lawyers.

Prior to opening a law office in Austin with her husband, she was Assistant City Attorney for Fort Worth. She has argued before the U.S. Supreme Court and has been active in cases involving the rights of women.



Promotional materials for Weddington's first campaign for the Texas House of Representatives. (Accessed at the Austin History Center)



Sarah Weddington, (PICB-09594 - Austin History Center)

House, Weddington was appointed as general counsel for the Department of Agriculture in 1977, was an assistant to President Jimmy Carter on women's rights issues from 1978-1981, and from 1983 – 1985 served as the director of the Texas Office of State-Federal Relations. She also lectured at both Texas Woman's University and the University of Texas at Austin in her later years. Weddington passed away at her Austin home in 2021. Weddington remained a strong advocate for women's rights throughout her career.

There is an urgent need to preserve women's heritage, not only because women deserve the historical presence that is owed them. For decades, traditional preservation has failed to recognize and protect these spaces, and their stories have been overlooked or deliberately obscured. Women are not alone in this — the places and histories of people of color, the LGBTQ community, the disabled, and the working class have also been largely ignored. Spaces where marginalized groups can gather and organize are spaces of political potential. Sarah Weddington's office on West 14th Street was the site of many long hours and late nights as she and her fellow advocates strategized to argue this landmark case. When met with moments of political weariness, historic preservation is uniquely positioned to convey these spaces not merely as artifacts of an era now passed, but as repositories of renewed possibility that can be harnessed.

As *Roe v. Wade* continues to make headlines more than 50 years after the landmark decision, it is more important than ever to remember Austin's part in the story. Although today the dome of the Capitol signifies for some that the fight

*Continued on next page*

Weddington, continued from page 12

for women's rights is far from over, it is important to remember that less than half a mile away this unassuming yellow house on W 14th has stood the test of time as well. ★

*Katherine Enders is one of Preservation Austin's 2021-2022 Fowler Family Foundation Underrepresented Heritage Interns. She is pursuing a master's degree in Community and Regional Planning at UT Austin.*



709 W 14th Street as it stands today.



## Historic Austin Happy Hour: Dirty Martin's

**O**n October 11 we celebrated the return of our Juggling & Jawing Historic Happy Hour Series for the first time since 2020! We met at Dirty Martin's – a legendary burger joint serving the Austin community since 1926–and added a splash of advocacy to our usual celebration. Mark Nemir, the owner of Dirty's since 1989, chatted with us about his family's long connection to the hamburger business and the current threat to the building from Project Connect's light rail development. We're so grateful to Mark and general manager Daniel Young for hosting us and telling us more about the delightfully greasy history of this Austin icon.

Preservation Austin strongly believes that preservation and progress must coexist in a world class city. We are bringing a strong voice for historic preservation to Project Connect planning efforts, and continue to

advocate for solutions that promote equitable public transit – which this city needs – while preserving the incredible establishments that make Austin such a weird and wonderful place to live.

Our happy hour series is called Juggling and Jawing, an old Texas expression referencing drinking and visiting with friends, which is exactly what we intend to do all over town! Each event features a different venue that's either been in operation for 30+ years or that occupies a space that's housed a long line of venerable drinking establishments. Some prominent, and some out-of-the-way,



Photo credit: Meghan King

these places have helped shape Austin's character for decades. Each one tells a unique story about our history and the diverse cultures that make this city so great. Join us next time and raise a glass to a long term local watering hole! ★

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# The Life Of Ada C. Penn: Designer, Businesswoman, Trailblazer

By Katherine Enders

**A**da C. Read Penn, a resident of Austin in the early 20th century, is an important figure in the history of north central Austin. She was responsible for much of the development in what is known today as Austin's Heritage Neighborhood, a rectangular area just south of the Austin State Hospital. It is bounded by Guadalupe Street, W 29th Street, Lamar Boulevard, and W 38th Street.

Ada Caroline Read was born to Dr. and Mrs. Rhosa Read in 1867 and raised in Texarkana. Once she was grown, Ada studied education at Huntsville State Teachers College and completed graduate work at Chicago University. She returned to Texarkana to serve as principal of their high school before moving to Taylor to become a teacher. It was here that she met her future husband, Robert Penn, who was then the city attorney in Taylor. The pair was married in 1889.

The Penn family moved to Austin in 1902 when Robert was appointed District Judge of the Williamson-Travis District. They purchased the 1839 stone home that would one day become known as the "Heritage House" for their growing family. The home had been built over sixty years before the Penn family's arrival in Austin for Captain Baker, a military man that served under Mirabeau B. Lamar. Although it is located on West Avenue today, at the time the Penn's purchased the home the street was still called "Insane Asylum Avenue." This was because of its proximity to the Austin State

Hospital, which was constructed in 1861 as the "State Lunatic Asylum."

Judge Penn died unexpectedly in 1909. His death left the 42-year old Ada alone and unsupported, along with their nine children who were aged between 11 months and 18-years old at the time. Although Robert left everything he had to Ada, she knew that it wouldn't be enough to continue supporting her and her children for long. She needed to figure out a way to provide for her children long term. Ada decided to leverage one of the few assets she had to provide for her children – land. Ada determined that she could subdivide her ten-acre property and develop the land into homes to cater to the professors at the University of Texas. It was at this time that Ada reportedly enrolled in night classes to learn drafting so she could make her plan a reality. She subdivided her land into 40 lots and she called the development Penn Place. Ada would plan out



Portrait of Ada Penn, 1945 (Wolff, Gail. "Pioneer Spirit Still Alive in Texas." *The Austin American* (1914-1973), March 11, 1945)



Penn House, later known as Heritage House (Kennedy, Craig. [Heritage House, (East elevation)], photograph, April 4, 1974, Texas Historical Commission via The Portal to Texas History)



700 W. 32nd Street, built circa 1922



3108 West Avenue, built circa 1923



901 W 31st Street, built circa 1912

a home, then hire a contractor to carry out the work. A few examples of homes that Ada is said to have designed herself are found above.

It is uncertain exactly how many homes Ada was responsible for creating over the years. By 1928, the *Austin American* reported that over the last fifteen years Ada was responsible for building “upward of 100 houses” in the Penn Place development. Although the validity of this claim seems somewhat dubious given the size of the development, the article noted that these were “good houses and good looking ones, filled with individualistic touches which [added] beauty and convenience.”



Portrait of Eugene Penn, circa 1918 (PICB-20896 Austin History Center)

It is interesting to note that Ada’s accomplishments are reported in an article discussing women’s hobbies in Austin. This demonstrates that Ada’s contributions, although recognized for their quality and style, were perhaps not viewed as seriously as that of a male builder. Another article published in 1945 claimed that she was involved in either the construction or renovation of approximately forty homes in the area, which seems more plausible. Family members of Ada have stated that she was responsible for designing at least 18 homes in the area. Regardless of exactly how many homes Ada was involved with, it is certain that she had a lasting impact on the urban fabric of the Heritage neighborhood.

Ada was an entrepreneurial woman with a strong business savvy. She knew that getting tenants to move to a home located on Insane Asylum Avenue might be a difficult task, so she successfully petitioned the City Council to change the name of the street so that it was an extension of West Avenue instead. She advertised the homes she built and renovated in both the *Austin American* and the *Austin Statesman*. Her advertisements often took on a convincing tone, asking the reader why they would want to live in the “dust of downtown” when they could live at one of her “splendid lots” instead.

In addition to her successful business sense, Ada was devoted to her family throughout her life. She took pride in the fact that all of her children, including her daughters, went to college. Seven of them graduated from the University of Texas at Austin. Unfortunately, the death of her husband was not the only tragedy that Ada would have to endure in her lifetime. When World War I broke out, three of her sons, Rhesa, Albert, and Eugene went off to war. Tragically only two came back. Eugene perished in an airplane accident during training in Italy in 1918. Penn Field, a landing field that was established in South Austin shortly after his death, was named in Eugene’s honor. Her eldest son Robert would also tragically die in a car accident in 1931.

Despite her personal tragedies, Ada was well known for the way she brought the community together. Throughout Ada’s life she often entertained at Penn House. Garden parties, political functions, community celebrations, and even flower shows all took place at the Penn House. As the Penn Place community was developed, Ada left room to include a tennis court for residents to use. The court was such a success that players even formed their own tennis club. As the years went by, many of Ada’s children stayed in Austin—some even lived in houses in Penn Place. By the time

Continued on page 17

## WATERLOO BUSINESS AMBASSADORS

Acton Partners Consulting

Alexander Marchant Specialty Hardware &  
Plumbing

Austin Bar Foundation

Briley's Upholstery Shop

City of Austin Heritage Tourism Division

Clayton Bullock, Moreland Properties

Cuppett Kilpatrick Architects

FAB Architecture

O'Connell Architecture

Phoenix I Restoration and Construction, Ltd.

Pilgrim Building Company

River City Structural Movers, LLC

Shallue Property Group - Keller Williams  
Realty

Skout Real Estate

The Stiles Agency

Volz & Associates, Inc.

West Austin Neighborhood Group

WoodEye Construction and Design



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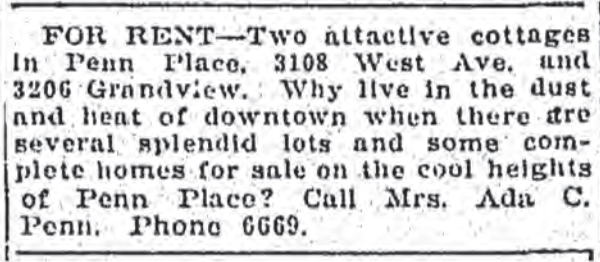
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A 1923 newspaper advertisement for homes in Penn Place ("Classified Ad 1 — no title." *The Austin Statesman* (1921-1973), May 13, 1923)

that Ada passed away in 1955, the Penn family had grown to over sixty members because Ada had so many grandchildren and great grandchildren. Ada lived to be nearly 90 years old and was buried next to her husband in Oakwood Cemetery in Austin.

A few years after Ada's passing, the West Avenue home she had lived in for over 50 years was sold to the Heritage Society of Austin (which would become Preservation Austin in 2012). The home was in a state of disrepair when it was purchased by the

nonprofit in 1958. The Heritage Society sought to restore the building and for it to serve as an example of preservation to the rest of the city. It was at this time that the West Avenue property became known as "Heritage House."

The beautiful home became one of the City of Austin's first historic landmarks in 1975, and it functioned as the Heritage Society of Austin's homebase until the organization sold it in 1979.

Unfortunately, the Heritage House was not a strong enough example of preservation to keep the Heritage neighborhood exactly as it was. Like the rest of Austin, the Heritage neighborhood has gone through many changes since the early 20th century.

Unfortunately, some of the homes Ada designed have been lost over the years. For example, there is a parking lot on Grandview Street where two of Ada's homes once stood. Although there aren't protections in place now for the majority of homes in the Heritage area, there could be in the future. In fact, a 2021 historic resource survey of North Central Austin that HHM & Associates completed for the City of Austin noted that the Heritage Neighborhood is likely eligible as a district on the National Register of Historic Places and recommended the area as a City of Austin historic district. ★

*Katherine Enders is one of Preservation Austin's 2021-2022 Fowler Family Foundation Underrepresented Heritage Interns. She is pursuing a master's degree in Community and Regional Planning at UT Austin.*



## San Antonio Adopts Deconstruction Ordinance

**T**his September, the City of San Antonio adopted a groundbreaking housing deconstruction ordinance that will slow demolitions, reduce landfill waste and hazardous pollutants, and maximize reuse of construction materials. San Antonio's Office of Historic Preservation (OHP) worked with the city's Deconstruction Advisory Committee and other professional and community stakeholders to develop this new policy. Per the ordinance, deconstructions will be administered by OHP as a part of the regular demolition permitting process. Contractors will be responsible for all of the requirements of deconstruction, including the completion of a materials inventory and salvage plan, and a close out report

detailing where the salvaged materials went. Effective October 1, the policy applies to all residential properties in local historic districts and Neighborhood Conservation Districts. Over the next several years, OHP will phase the program to include all of San Antonio's historic-aged housing stock built before December 31, 1960.

In our Spring 2022 newsletter, Policy Intern Mary Kahle outlined the extensive environmental costs of demolitions in the City of Austin. Between 2010 and the end of 2021, finalized residential demolitions per year in Austin rose from 271 to 622, an increase of 130%. In 2020, 25% of waste in Travis County's three solid waste landfills

was from construction and development debris. Considering that all three of these landfills are located in East Austin's historically Black and Latino communities, Austin's staggering rate of demolitions has major implications for both equity and sustainability that must be addressed. San Antonio's ordinance is at the vanguard of preservation and environmental solutions that are desperately needed in Austin and cities nationwide. ★

**Scan the QR code to read our article about the environmental impact of demolition debris.**



**READ MORE!**



With so much change happening in Austin, advocating for our city’s historic and cultural spaces has kept us busier than ever. Despite the challenges, Preservation Austin has renewed our commitment to advocacy in FY22 with much to celebrate!

In FY22, Preservation Austin supported 14 advocacy initiatives, with 7 wins and several cases still ongoing. Among the wins were some notable losses. The 4th Street Warehouse District, a longstanding locus of Austin’s queer community, faces imminent redevelopment and displacement. The East Cesar Chavez Neighborhood’s Willow-Spence National Register District—designated for its association with a working-class, multi-ethnic history—saw demolition permits released for 80-82 San Marcos Street. While they still remain standing today, the demolition of these two houses would be the first since the neighborhood’s designation as a National Register district in 1985.

Despite these losses, we’re looking

forward to a brighter future as this year Meghan King, formerly our Programs and Outreach Planner, transitioned to advocacy full-time as our first ever Policy and Outreach Planner. Creating this new role has been instrumental to the success of these advocacy wins and has enabled Preservation Austin to be more engaged, visible, and proactive in civic matters citywide.

### Budget Win for Preservation Plan

Among the big wins this year was our successful campaign to secure funding for Phase 2 of the Equity-Based Historic Preservation Plan. The plan will replace Austin’s 40-year-old preservation plan and chart an inclusive, equity-focused vision for preservation in Austin. Its recommendations will create new and much-needed preservation tools that speak to some of the city’s most pressing issues, including affordability and displacement prevention. Phase 1 of the plan was completed this year with recommendations drafted by a community-based working group, which included Policy and Outreach Planner Meghan King

and board members Linda Y. Jackson and Alyson McGee.

In March, the Historic Landmark Commission recommended \$300,000 to fund Phase 2 of the plan, which will involve extensive community outreach prior to its finalization. After the City Manager’s draft budget was released without this crucial funding, our organization mounted an advocacy campaign to ensure its inclusion in Council’s final budget for the year. PA met with five Council offices, including Council Members Vela, Tovo, Pool, Kitchen, and Harper-Madison, in addition to collaborating with members of the working group and putting out a call to action to our community. Despite it being an incredibly tight budget year, our efforts were a resounding success and full funding was granted to Phase 2 of the plan. We are especially grateful to Council Member Harper-Madison’s office for bringing forth this important funding, and to our community for supporting this effort by amplifying our campaign on social media and in emails to Council offices.

*Continued on next page*



Members of the Equity-Based Preservation Plan Working Group, including Board President Linda Y. Jackson, Board Member Alyson McGee, and Policy and Outreach Planner Meghan King.



1208 Bentwood (1947), located in Delwood II and featured on our 2018 "Into the Woods" Homes Tour, (Photo: Casey Wood).

## National Register Eligibility for Delwood I and II

In addition to our work on the preservation plan, our organization is standing up for the historic and cultural spaces that are impacted by major infrastructure projects happening citywide, including Project Connect and TxDOT's I-35 expansion. In our capacity as a consulting party for these projects, Preservation Austin wrote a letter in response to TxDOT's Historic Resource Survey challenging the report's finding of National Register ineligibility for the Delwood I and Delwood II neighborhoods, highlighting the important working- and middle-class history of these postwar subdivisions – histories we featured in our 2018 Homes Tour. In response to our letter, TxDOT coordinated a site visit with Preservation Austin to discuss and reevaluate these findings. Based on our input and feedback, the final report finds both subdivisions eligible for listing in the National Register. Our letter also supported efforts to reevaluate the assessment of Mount Calvary Cemetery, which is now determined as eligible for National Register listing in the final report. We look forward to our continued



The historic zoning case for 2002 Scenic Drive will be heard by City Council in late October.

involvement with these projects and to ensuring that preservation interests are represented in the midst of such significant change.

## The Fight for 2002 Scenic Drive

Preservation Austin joined with neighborhood advocates in West Austin in support of historic zoning for 2002 Scenic Drive, a property whose wholly unique architecture and landscape tell a distinctly Austin story. 2002 Scenic Drive embodies elements of Spanish eclectic and Gothic Revival styles, with Modern-style Fehr and Granger influences and highly unique Mansbendel stonework throughout. Built in 1923 by businessman and builder Raymond Delisle, the property's exterior features whimsical landscape objects made from a traditional style of tinted concrete called rustico trabajo or faux bois (French for "false wood"). Delisle was involved with the Urnite Company, which produced landscape objects similar to those seen on the property. According to archival research, Urnite staff were trained in the art of faux bois by Mexican artisans, and the technique is especially rare in Texas. The most prominent example

of this style in Austin is the 1947 Briones House, also known as Casa de Sueños, on E. 7th Street in East Austin. Predating the Briones House by over 20 years, 2002 Scenic Drive is likely home to the earliest known example of this faux bois in Austin.

At meetings of the Historic Landmark and Planning Commissions, Preservation Austin joined with neighborhood advocates in urging commissioners to protect this one-of-a-kind architectural treasure and vote in favor of historic zoning. Lawyers representing the owner presented numerous lines of argument attempting to undercut the property's obvious significance and discredit its eligibility for landmark designation on the basis of racial equity. Many commissioners and advocates alike saw through this argument. Commissioner Llanes Pulido of the Planning Commission stated in response: "Racial equity and environmental justice in this city means more protection, more preservation, more equitable movements that benefit the people who have been disproportionately negatively impacted, not just degrading and demolishing buildings on the west side because we have to stick it to somebody over there."

The HLC voted unanimously to recommend historic zoning; however, the Planning Commission's vote failed with 6 commissioners in favor and 3 opposed (7 votes are needed for a recommendation to Council). The case will face steep challenges to receive the 9 votes needed by City Council to landmark the property over owner's objections. Preservation Austin will continue to advocate for this case when it is heard by Council in late October.

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### FY23 Advocacy Priorities

With a new fiscal year underway, Preservation Austin’s Board of Directors has adopted three advocacy priorities for our Advocacy Committee to focus on for the forthcoming year. Read on to learn more about our priorities for 2022-2023!

#### *Underrepresented/Under-told Heritage*

We are continuing our focus efforts on historic sites reflecting under-represented groups including, but not limited to, African Americans, Mexican Americans, Native Americans, the LGBTQIA community, and women. The goal is to better tell the full story of Austin’s diverse history and advocate for saving and interpreting the sites that tell that reflect that history. For example, as of 2020 only 47 of the 629 City of Austin Landmarks honor African American heritage as of 2020. Data shows that preservation and funding of historic areas can benefit women and minority-owned businesses and slow the effects of gentrification and displacement.

#### *Preservation Policies*

This priority encompasses ongoing and forthcoming policy efforts impacting preservation at the City and State level. This includes:

- Continued advocacy, monitoring, and collaboration around the Equity-Based Historic Preservation Plan

- Policy recommendations for the piecemeal rewrite of the Land Development Code, including a new Preservation Incentive.
- Advocating for the adoption of the Historic Preservation Office’s citywide Historic Design Standards, put into practice by city staff in 2020 but which go to Council for official adoption this fall.
- Developing educational and outreach tools and materials on preservation policy basics for neighborhoods and the development/real estate community.
- Bill monitoring during the 88th Texas State Legislative Session, with a focus on protecting historic zoning processes statewide.

#### *Legacy Businesses*

Austin’s legacy businesses are essential to our city’s culture and identity, and the need to protect and uplift them has never been more urgent. In the last several years, many of Austin’s most iconic businesses have shuttered due to economic and development pressures, with others expected to follow in the near future—this list includes Hills Cafe, Threadgills, Dry Creek Cafe, Dirty Martin’s, Lucy in Disguise with Diamonds, and Nau’s Enfield Drug, among others. Too often, traditional preservation policy fails to recognize beloved community anchors for their cultural significance, as many do not qualify for historic designation. Model cities such as San Francisco, San Antonio, and nearby

San Marcos have adopted programs to protect and support the legacy businesses most vital to their city’s identity. Following their example, this priority aims to identify, uplift, and create new tools to preserve and sustain legacy businesses citywide and ensure they remain vital cultural landmarks for generations to come.

#### **ULI TAP - Preservation, Affordability, and Displacement Prevention in Austin**

Preservation Austin co-sponsored a ULI Austin Technical Assistance Panel (TAP) with the City of Austin in July 2022, supported by ULI Americas’ Terwilliger Center for Housing. The TAP brought together housing and preservation policy experts to look at what policies, programs, and tools the city could implement to preserve historic-age (50 years old and older) housing while supporting affordability and preventing displacement. All solutions will preserve and positively affect affordability as a way to preserve culture and community.

*Continued on next page*



Legacy business Cisco’s will soon be honored with a State of Texas Historic Marker as a part of our work to designate sites associated with underrepresented heritage.



ULI TAP panelists touring the Robertson/Stuart & Mair Historic District with staff from PA, the City of Austin, & ULI.

conducted interviews with over 40 stakeholders representing City staff, business owners, property owners, developers, architects, preservationists, real estate professionals, and leaders of community organizations. The insights from these interviews further informed the panelists' understanding of Austin's housing preservation and affordability issues and illuminated potential gaps in existing programs and processes.

The panel tackled the following questions:

- How can we support homeowners (especially low- and moderate-income) to stay long term?
- How can we support property owners who offer market-affordable rental housing?
- How can we help owners access the wealth in their property assets to prevent displacement while preserving historic-age housing?
- How can we support low- and moderate-income households in generational transfers of homestead property, particularly with regard to retention?
- How can we support low- and moderate-income property owners in historically sensitive rehabilitations and additions?

The TAP process, designed to be objective and instructive in its process, brings together unbiased real estate, planning, and community professionals to serve as panelists and provide actionable recommendations and guidance. Over the course of two days, panelists toured a sampling of local neighborhoods and

#### Panelists

- David Steinwedell, Affordable Central Texas (Chair)
- David Carroll, Urban Foundry Architecture
- Ashton Cumberbatch, Equidad ATX  
Di Gao, National Trust for Historic Preservation
- Shanon Shea Miller, San Antonio Office of Historic Preservation
- Mark Rogers, Guadalupe Neighborhood Development Corporation

We look forward to sharing the findings of the TAP report this fall. In addition to serving as an input into the City's Equity-Based Preservation Plan, our organization will use the findings of the report to advocate for policies that champion preservation of older, more affordable housing as a strategy to address Austin's affordability crisis. Advancing policies that make Austin's older and historic neighborhoods affordable for people of all income levels fulfills our mission, delivers on the goals of our strategic plan, and demonstrates how preservation can provide needed solutions to the city's most pressing issues.

#### Preservation Incentive

This past year, Preservation Austin partnered with the Austin Infill Coalition to create a new Preservation Incentive for Austin's Land Development Code. The proposal is an update to 2019 efforts for a similar incentive, which was widely regarded as insufficient by many in the preservation community. We know that our current Land Development Code incentivizes demolition, resulting in tear-downs of smaller, more affordable older homes for larger, more expensive single-family redevelopment. This model of development fails to serve the city's goals for preservation, affordability, and density across the board. Our proposal aims to address this issue by incentivizing significant preservation of Austin's older and historic homes through the creation of neighborhood-scale density and compatible infill. Preservation Austin and Austin Infill Coalition are currently working with City staff on the implementation of this proposal, and look forward to sharing more as the effort progresses.

#### Staff Leadership

Executive Director Lindsey Derrington is strengthening Preservation Austin's ties to the statewide and national preservation communities. She serves as Executive Committee Member at Large on the board of Preservation Action, the national grassroots lobby for historic preservation; and on the National Preservation Partners Network's Governance Committee.

In November 2021 she served as Texas' State Advocacy Captain for the National Trust during its annual conference, organizing virtual meetings with US legislative offices (Congressmen

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Advocacy, continued from page 19

Doggett, Carter, and Brady), focused on improvements to the federal historic tax credit and funding for the federal Historic Preservation Fund. Since 2020 she has participated in the annual National Preservation Advocacy Week, representing Preservation Austin to Central Texas congressional offices in coordination with the Texas Historical Commission, advocating for federal funding for historic preservation work. These federal programs, which provide funding for the Texas Historical Commission and support the federal historic tax credit program, have significant impacts here at home.

Preservation Austin also hosts monthly Preservation Roundtable calls with nonprofit leaders from Preservation Dallas, Preservation Houston, Preservation Texas, and the Texas Historical Commission. Building this information-sharing network has been extremely positive.

This past year, Policy and Outreach Planner Meghan King served as a member of the community-based working group for the Equity-Based Preservation Plan. Her participation on the working group entailed monthly meetings to discuss and advance recommendations, serving on the drafting committee that prepared the draft recommendations, and co-presenting the draft plan with City staff at the Historic Landmark Commission. Meghan will continue to serve as a consulting member of the working group during Phase II of the plan's development over the course of the next year.

Meghan has also served as the staff representative for a number of planning and infrastructure initiatives citywide, including CapMetro's Project Connect, TxDOT's CapEx I-35 expansion, and the



Executive Director Lindsey Derrington with Congressman Lloyd Doggett, a Preservation Austin member, during National Preservation Advocacy Week in 2020.

Palm District Planning Initiative. In addition to regularly attending and monitoring meetings of the Historic Landmark Commission, Meghan has represented Preservation Austin at meetings of the

Planning Commission and City Council. Establishing a greater public presence has proved fruitful in increasing awareness of Preservation Austin and preservation advocacy issues more broadly. ★



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# New Faces, New Talent: Growing Our Staff

**P**reservation Austin is thrilled to welcome two new staff members to our team.

Rosa Fry, our new Programs Coordinator, joined our staff in July. Jen Strobel, our new Development Officer, joined us in September. These incredible women bring so much passion and energy to their roles. Be sure to introduce yourself to Rosa and Jen at our next event!

## Rosa Fry

After launching her career in architectural history as a Preservation Austin volunteer in 2016, Rosa is delighted to return to the organization in the role of Programs Coordinator. Prior to her move back to Texas, Rosa was a preservation consultant in Los Angeles where she specialized in historic resource surveys. Having grown up in Rhode Island and most recently lived in California, she is intrigued by a diverse array of architectural styles and details, with a soft spot for Streamline Moderne designs.

Rosa received her BFA in Printmaking and Art History from Syracuse University in 2011 and her MS in Historic Preservation from UT Austin in 2019. She also has many years of experience working in Austin restaurants and now particularly revels in cheerful happy hours in historic spaces. She seeks to engage Austinites in preservation programs that are progressive, sustainable, and joyful.

## Jen Strobel

Jennifer Strobel is an experienced Legislative and Campaign staffer with a strong background in public policy and fundraising. She began her legislative career as an intern in the Texas House of Representatives in 1993 and has worked her way up the ranks in both Texas and Oklahoma working as a Policy



Rosa Fry

Analyst, Communications Director, and Chief of Staff for a number of elected officials. She has also run a successful political consultancy where she has mentored female candidates in the art of running for elected office. Her forte being messaging and policy positions, she has successfully helped candidates develop their pitch for contributions.

She is a native member of the Austin community. Growing up in the Central Austin area, she attended Pease Elementary school and remembers Austin long before there was a MoPac. In addition to politics, she has worked in the non-profit arena as the Policy Director and Chief of Staff for the Texas Black Caucus Foundation, a policy research group that focuses on eliminating institutional racism through research initiatives.

Jen is a graduate of the Leadership Austin Essentials 43 Cohort and is a current member of the 2023 Austin



Jen Strobel

ISD UpClose Cohort. She earned a Bachelor of Arts degree in Political Science and a Masters in Public Administration focusing on Public Policy and Non-Profit Management from the University of Central Oklahoma. She has two daughters – Katie and Emma-Rose, two sons – William and Samuel and a son-in-law – Orion, all of whom live in Austin close by and always come to eat Sunday dinner with her and her husband Ray. ★

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# 2022 Membership Survey Results

**T**hank you to all who participated in our 2022 Membership Survey! This long overdue survey was Preservation Austin's first since 2009. Of the 479 members who received the survey, 121 responses were collected, representing 25% of our total membership. Understanding our members' needs and being responsive to them is integral to our success as an organization. We are so grateful for the thoughtful feedback we received and want you to know that we are listening and putting what we hear into action. Read on for a summary of the survey results and next steps.

## Background

In 2020 our board of directors approved a new strategic plan which set ambitious goals for growing our organization, including tripling our membership, doubling our volunteer base, and reflecting Austin's diversity by 2025. Conducted by our Community Engagement Committee, the purpose of this survey was to establish a baseline from which to grow our support and better serve our community. This included identifying gaps in our membership demographics, learning what excites members about our work, and being open to hearing where we are falling short of expectations. The survey's results will inform our outreach, programming, and advocacy in the coming years.

## Takeaways

### Membership

Preservation Austin is committed to increasing our membership's geographic, racial, and generational diversity. 80 percent of respondents said that the following

strategic principle resonated with them strongly: "Fostering inclusion and diverse perspectives broadens our reach and strengthens our impact." This is essential to better serve our community as a whole, but also to grow our membership and build a sustainable support base for our nonprofit.

Growth areas that we identified through this survey include:

- People of color
- Newer residents (less than 10 years)
- Younger residents (Millennial and younger)
- East and South Austinites

Across all demographic categories, our members consistently value advocacy, and our current programming resonates strongly. In order to attract new members within these demographics, we must tailor our advocacy and current programming to be more meaningful to them.

### Member Benefits

Regarding member benefits, we learned that respondents care more about access to unique content (newsletter and advocacy e-blasts) and programming (discounted tickets) than about personal recognition and benefits (exclusive events, swag). Most members give because they care about our mission and want to engage with preservation work, rather than give as a transactional exchange of dues for goods (though you can still grab one of our new PA koozies at our next event!).

### Advocacy

Members expressed overwhelming support

for our advocacy work: A 61 percent majority joined because they have participated in advocacy or are interested in it, and 77 percent of members rated advocacy as very important to them, a number second only to the Homes Tour. Members look to Preservation Austin to fight for historic buildings and to champion policies that make a visible difference. We have to do more of this work, including taking time to convey ongoing projects and successes to our community.

The survey also gave insight into members' perspectives on Austin's growth and new development, with 89 stating that the following strategic principle resonated with them strongly: "Preservation and growth must coexist to create a world-class city." Our social media scored relatively low; however, advocacy alerts and e-blast scored relatively high. These responses, taken together, demonstrate an opportunity to more effectively leverage our social media presence for advocacy and awareness-building.

### Programming

Our programming is strong and resonates with our membership. Our Homes Tour remains overwhelmingly important to our audience, affirming how this beloved community event is so much more than meets the eye. The modest scoring of our self-guided content and happy hours shows that we have an opportunity to build more awareness around these programming efforts. Though most members do not benefit directly from our grants program, they do support it, reaffirming the above

*Continued on next page*



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# Draft Equity-Based Preservation Plan Available for Community Review

by Cara Bertron, City of Austin Housing & Planning Department

**E**xciting news! The draft Equity-Based Preservation Plan will be released for community review in late October/early November. The draft plan sets forth a transformative vision:

*Historic preservation in Austin actively engages communities in protecting and sharing important places and stories. Preservation uses the past to create a shared sense of belonging and to shape an equitable, inclusive, sustainable, and economically vital future for all.*

The draft plan was developed over 12 months by the 26-member Preservation Plan Working Group, which the Historic Landmark Commission appointed in 2021. The working group included diverse perspectives. Some people had extensive experience with historic preservation, including Preservation Austin staff and board members; others brought broad expertise from allied fields and deep roots in local communities.

In creating the draft plan, the working group researched good practices from cities across the country, consulted with a City technical advisory group, and conducted a community heritage survey in fall 2021. Three community focus groups offered input on legacy businesses, cultural and heritage organizations, and neighborhood concerns. In total, more than 240 people helped shape the draft.

The draft plan explores how historic preservation can support a more equitable, inclusive, and sustainable future for everyone. More than 100 recommendations look to support 14 goals ranging from telling Austin’s full history to stabilizing communities to supporting stewardship of community assets. Draft recommendations take a proactive and strategic approach, with more community engagement and up-front information-gathering. They propose a range of incentives and tools to ensure that preservation equitably benefits people across the city. And they

consider how to better tell Austin’s full, complex story while maintaining a high bar for historic designation.

Community members are encouraged to explore the plan online at [www.publicinput.com/ATXpresplan](http://www.publicinput.com/ATXpresplan) or review a printed version at any branch of the Austin Public Library or the Housing & Planning Department (1000 E. 11th Street). The project website also includes a general survey to gauge community priorities and a survey to help shape future engagement.

Intensive outreach and engagement is slated to begin in early 2023, when the City will secure a community engagement consultant and project ambassadors to ensure the involvement of historically marginalized communities. People interested in serving as community ambassadors can sign up on the website for project updates and alerts when ambassador applications are available: [www.publicinput.com/ATXpresplan](http://www.publicinput.com/ATXpresplan). ★



*Survey, continued from page 24*

takeaway that our members are motivated to give for mission-driven reasons.

## Actions Taken + Next Steps

We hear you! Preservation Austin is already taking steps to put your feedback into action, including:

- Adding additional staff, including dedicating a full-time staff position to advocacy and community outreach
- Expanding advocacy content in our

e-blasts and print newsletter, as well as on social media

- Growing media awareness of our programs and advocacy efforts
- Increasing Preservation Austin’s presence at public meetings (Historic Landmark Commission, Planning Commission, City Council)

This fiscal year, our Community Engagement Committee will conduct focus groups with

stakeholders in our growth areas, with the goal of better understanding their preservation values and needs. This process will build on this survey’s results to further refine our programming and advocacy efforts so that we may better serve our existing members and cultivate new ones. The results of the membership survey and focus groups will be used as inputs in our forthcoming community engagement strategy, as well as our 2025 Strategic Plan. ★



## Preservation Austin Awards \$15,000 in Summer 2022 Grant Cycle

**P**reservation Austin is proud to announce the four most recent recipients of our restorative grants which are awarded to support the stewardship of local historic properties. Please join us in celebrating the valuable work being performed at the Donley-Goode-Walton House, the Henry G. Madison Cabin, the Neill-Cochran House Museum, and Save Austin's Cemeteries.

Preservation Austin's grants program fuels essential projects across three categories: education, bricks and mortar, and planning/survey/historic designation. By providing small, but impactful funding 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.

### Donley-Goode-Walton House | \$1,500 rolling grant

Preserved for the past 78 years by direct descendants of its remarkable multi-cultural residents, the Donley-Goode-Walton House was constructed in East Austin in 1939. Notable occupants have included Manuel "Cowboy" Donley, the "Godfather of Tejano Music;" Helen (Goode) Walton, a pioneering Black cosmetologist and entrepreneur; and Willie "Boots" Walton, Sr., a blues and ragtime musician credited with bringing the famed "Pine Top Boogie Woogie" to Austin. Fronting on historic Oakwood Cemetery, the residence once also functioned as Walton's Beauty



Donley-Goode-Walton House

Salon, a full-service Black beauty shop. Grant funding awarded by Preservation Austin helped cover the fees associated with historic landmark designation for this property.

**Good News Update:** On August 3rd the Historic Landmark Commission voted in favor of historic zoning for the Donley-Goode-Walton House! Preservation Austin could not be more proud to support historic zoning for this incredible property steeped in rich East Austin heritage.



Neill-Cochran House Museum Slave Quarters, Photo: Preservation Austin

### Neill-Cochran House Museum | \$4,500 matching grant

As the stewards of the only intact and publicly accessible slave dwelling in the city of Austin, the Neill-Cochran House Museum seeks to share the stories of the people who built our city. *Reckoning with the Past: The Untold Story of Race in Austin* is the museum's initiative aiming to rebalance the narrative of Austin history through the lens of the people who lived and labored at the historic site from 1855 to 1965. The bricks and mortar grant will contribute to the restoration of the Slave Quarters to its antebellum appearance as well as providing new interpretation and programming for this portal into Austin's past.

*Continued on next page*

### Henry G. Madison Cabin | \$4,500 matching grant

A rare vestige of Austin's early African American history, the Henry G. Madison cabin was constructed in approximately 1863 by Henry Green Madison, Austin's first African American City Council member. Relocated from its original location on East 11th Street to Rosewood Park in 1973, the cabin was designated a Recorded Texas Historic Landmark in 1974 and a City of Austin Landmark in 1976. While recognized as significant, the small vernacular building is currently unprogrammed and uninhabitable. Grant funding will support the preparation of drawings and specifications of historically-appropriate architectural and structural improvements with consideration given to accessibility and interpretation.



Henry G. Madison Cabin, Photo: Preservation Austin

### Save Austin's Cemeteries | \$4,500 matching grant

Established in 1926 as an East Austin municipal cemetery, the primarily African American Evergreen Cemetery has more than 12,000 interments across its 30 acres. The cemetery — itself a historical artifact — serves as the inspiration and setting for Save Austin's Cemeteries digital tour "Voices of Evergreen" which reflects the stories of notable community members buried at the site. Education grant funding will be applied toward the production of a second installment of the video series, which will showcase a diverse new selection of historically significant Austinites buried at Evergreen. ★



Evergreen Cemetery, Photo: Preservation Austin

## Check out our Self-Guided Tour of South Congress!

South Congress has an energy all its own. Enjoy some Texas sunshine on this 2-mile walking route featuring 15 stops along the South Congress corridor. Be sure to swing by the Continental Club, one of our featured locations and a treasured legacy business, for some cold beer and live music.



Scan the QR code to learn more about other this and other self-guided walking tours!



# Let's get SOCIAL!



@preservationaustin



youtube.com/user/preservationaustin

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# 2022 “Out of the House” Spring Tour a Success!

**W**e'd like to thank everyone in the Preservation Austin community for making this year's 2022 “Out of the House” Spring Tour an incredible success. The annual Homes Tour returned in person for the first time in three years with an exciting twist, featuring seven public, institutional, and commercial spaces across Austin. Our featured sites spanned a range of eras and architectural styles, from the lush interiors of the newly-restored 1930s Travis County Probate Courthouse to the rehabilitated Baker School, now home to the headquarters

of Alamo Drafthouse Cinemas.

This event could not have been possible without our Homes Tour Task Force, House Captains, and volunteers, as well as the staff and owners of our Featured Sites. Special thanks to Travis Smith, in-house printing specialist at Baker School, for providing demonstrations on Alamo Drafthouse's vintage printing press; Bertha Rendon Delgado, Raymond Mendoza, and Fidencio Duran for sharing their art and preservation efforts at the Holly Street Murals; and Arlene

Youngblood, Wesley United Methodist Church historian, for making Wesley's history come alive for our guests. We are indebted to our sponsors for their steadfast support, and to everyone who purchased a ticket. Your contributions enabled us to raise over \$55,000 to support the Homes Tour and more.

We hope to see you again next year for our 30th Anniversary Homes Tour! We can't wait to celebrate this milestone and to return to our classic program format: showcasing historic homes up close and in person.



Wesley United Methodist Church



Baker School



Holly Street Murals



Photos courtesy of Gustavo Bernal

*Continued on next page*

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# Many Thanks to our 2022 Spring Tour Sponsors!

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## HERITAGE QUIZ

★ by Maggie Conyngham & Elizabeth Porterfield

**P**reservation Austin presents our Facebook Heritage Quiz the first Friday of every month! The first follower 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. Follow us on Facebook to participate in our future quizzes!

***Congratulations to our Spring and Summer winners!***

### **May 2022: First Church of Christ, Scientist – 1309 Guadalupe Street**

Commuters heading southbound on Guadalupe Street might notice the unusual facade of The First Church of Christ, Scientist building at 1309 Guadalupe. The Church was completed in 1952 as the permanent home of Austin's local Christian Science group. The Church had held meetings around town since the early 20th century at the Driskill Hotel and other public halls before purchasing property downtown. A church at 14th and Colorado was established in the early 1920s, and later the congregation purchased the Guadalupe lot upon which the 1952 structure stands. The building is an exemplary Mid-Century Modern-style design and has retained a high degree of historic integrity.



First Church of Christ, Scientist

### **June 2022: Austin State Hospital Cemetery – West 51st Street**

The Austin State Hospital, established in 1861 at its present location on Guadalupe Street, originally operated as the Texas State Lunatic Asylum. The facility was renamed the Austin State Hospital in 1925. Patient burials took place on the hospital grounds near the main building until 1882 when the present cemetery site opened. Since that time, the Austin State Hospital Cemetery has been the final resting place of both hospital patients and even staff members. The cemetery includes approximately 2,700 interments, many of which remain unmarked. In the late 1990s, Austin State Hospital maintenance director Dave Rupe began a decade-long project researching patient records to identify hundreds of previously unmarked burials. The Texas Historical Commission designated the property as a Historic Texas Cemetery in 2002.



Austin State Hospital Cemetery

★ **Winner: John Philip Donisi**

### **July 2022: Hyde Park Bar & Grill – 4206 Duval Street**

For 40 years, Hyde Park Bar & Grill has provided comfort food in a historic former residence in the Hyde Park neighborhood. UT alum Bick Brown opened the restaurant in September 1982. Designer Billy Glover and artist Richard Heinichen collaborated to create the iconic fork sign. From their signature French fries to their wine selection, Hyde Park Bar & Grill remains a well-loved Austin institution at both their original location on Duval Street and their south location on West Gate Boulevard.

★ **Winners (2): Kevin Koch and Kathy Lawrence**



Hyde Park Bar & Grill

*Continued on next page*



PRESERVATION  
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## HERITAGE QUIZ (Continued)

### August 2022: The Gold Dollar Building – 2402 San Gabriel Street

This structure was built in the 1870s in the former African-American settlement of Wheatville, one of Austin's early freedmen's communities, likely founded by James Wheat in 1869. Jacob Fontaine, a prominent Black community leader and educator, acquired the adjacent lot in 1875, and moved into the building at 2402 San Gabriel, where he established the Gold Dollar, the first African-American newspaper in Austin, and one of the earliest in Texas and much of the South. Following its earliest iteration, the structure notably served as a grocery, run by an Italian immigrant family in the 1920s. In early 2012, the building reopened as Freedmen's Barbecue, which operated until 2018. The Gold Dollar Building was designated a City of Austin Historic Landmark in 1977, and is the only remaining structure from the Wheatville community.

★ Winner: Steven Roselle



The Gold Dollar Building. Photo: Cynthia Balusek

### September 2022: Miller-Long House – 813 Park Boulevard

Constructed in 1929 for Austin businessman and two-time mayor, Tom Miller, this imposing dwelling is located at the corner of Red River Street and Park Boulevard. In 1950, Miller sold the property to Emma Long, Austin's first woman elected to City Council in 1948 and a local champion for civil rights and racial equality. Long's distinguished career in city politics included the desegregation of Austin's libraries and parks and assistance for minority neighborhoods. The Miller-Long House and associated garage reflect the Tudor Revival style of the early twentieth century, with steeply-pitched roofs, patterned brickwork, and stucco cladding. Vacant since the late 1980s, the property is currently under new ownership with plans for restoration. Austin City Council approved historic landmark designation of the Miller-Long House on September 15, 2022.

★ Winner: David Conner



Miller-Long House

### October 2022: Little Stacy Shelter House – 1500 Alameda Drive

Part of the Travis Heights National Register Historic District, Little Stacy Park was established in the early 1930s along Blunn Creek in the Travis Heights/Fairview Park neighborhood. The defining historic feature of the northern end of the Stacy Park complex is the Shelter House, built in 1930. The Mission-style structure boasts decorative tile, iron grillwork, and a breezeway, originally intended to be a multipurpose space for gathering, performances, or games. It's construction was concurrent with the development of other parks' shelter houses, such as those at the Shipe, Palm, Eastwoods and Bailey Parks in the city. The Little Stacy Shelter House is just one example of the wide swath of architectural diversity in the Travis Heights Historic District, listed on the National Register of Historic Places in 2021.

★ Winner: Melanie Martinez



Little Stacy Shelter House



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March 10 through October 12, 2022

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## MISSION

Preservation Austin exists to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation.



## PA CALENDAR OF EVENTS • FALL 2022

DEC  
1

**62nd Annual Preservation Merit Award Celebration**  
Our 2022 awards celebration and fundraiser returns as a cocktail reception at historic Symphony Square. Mark your calendars and join us in honoring 2022's recipients! See Page 1 for details.

JAN  
15

**Winter Grant Cycle Deadline**  
PA offers bi-annual matching grants of up to \$10,000 for a wide range of preservation projects. Nonprofits, neighborhoods, public entities, and building owners are encouraged to apply. Visit [preservationaustin.org/grants](http://preservationaustin.org/grants) for more info.

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**Self-Guided Tours**  
Have you checked our collection of specially curated self-guided tours? Our website includes tours of East Austin Barrio Landmarks, historic Austin churches, South Congress, and more. Visit [preservationaustin.org/historic-austin-tours](http://preservationaustin.org/historic-austin-tours) for details.

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