



PRESERVATION  
— AUSTIN —

# PRESERVATION — AUSTIN —

Spring 2023 ★ Volume 27 No. 1

It's our 30th Anniversary Homes Tour, and we're going big! Join Preservation Austin to celebrate three decades of remarkable programming with this two-day, citywide event showcasing eleven stunning residences across Austin. From 19th-century treasures to a mid-century modern gem, this year's tour spans styles, eras, and neighborhoods. Discover the captivating histories of a 1904 train depot transformed into a residence, a former boarding house occupied by civil rights pioneer Heman Sweatt, and the Casa de Suenos (House of Dreams), a testament to Mexican-American artistic innovation. See a new side of Austin with this immersive tour full of design trends old and new, and witness the endless adaptability of historic homes to 21st-century living. On Saturday, April 22, we'll feature six homes in Central and East Austin and on Sunday, April 23, we'll feature five homes in West and South Austin. Homes will be open from 10 am-5 pm each day.

Though our organization looks very different than it did 30 years ago, this beloved event continues to bring together Austinites who cherish our city's weird and wonderful history. Throughout this weekend-long program, tour-goers will experience vintage homes that have been lovingly preserved, with the unique opportunity to see inside storied houses featured nationally in publications such as *Dwell* and *The New York Times*. Our 30th Anniversary Tour also offers new ways to engage with architectural enthusiasts and taste-makers, including the debut of our VIP Preview Party—a curated, behind-the-scenes exclusive at one of our dreamiest featured homes.

The annual Homes Tour is Preservation Austin's marquee event and most important fundraiser. All proceeds, including ticket sales and sponsorships, support our advocacy efforts and educational programming year-round. Come celebrate the big 3-0 with us on the only tour in town to showcase architecture, culture, stewardship, and history at every site!

### 2023 Homes Tour Title Sponsors

David Wilson  
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**Saturday, April 22 • Central + East Austin**

**Sunday, April 23 • South + West Austin**

**10 am to 5 pm**

*One ticket for a full weekend of fun!*

**Early Bird Ticket** (on sale until March 31):  
\$35 for members/\$45 for non-members

**Standard Price** (on sale from April 1 – April 21):  
\$40 for members/\$50 for non-members

**VIP Ticket** (Tour + April 18 Preview Party) \$125

**Tickets on sale at**  
**preservationaustin.org/events**



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## 2023 Homes Tour Featured Sites

Courtesy of Liz MacPhail Interiors. Photography by Ryann Ford.



405 E 35th Street

### 405 E 35th Street

**Saturday, April 22**

*Ricardo & Daphny Ainslie*

This 1920s Period Revival style cottage, located just a block away from quirky Sparky Pocket Park, exemplifies the character of its North University neighborhood. A UT professor and forensic psychologist purchased the house in 2009. When their single-story, two-bedroom home began to feel cramped as their family grew, they chose to build up instead of expanding the original footprint. Rather than overwhelming the building's small frame, a second-story addition recedes behind one of the many heritage trees in this leafy academic area. Working with interior designer Liz MacPhail and architect Ryan Weekley, the homeowners embraced a preservation ethos that marries organic charm, salvaged materials, and efficient modern living. This gorgeous space, now home to a family of four, retains its original windows, stained glass, shiplap wall treatment, and longleaf pine floors.



506 W 34th Street

### 506 W 34th Street

**Buddington House**

**Saturday, April 22**

*Richard Iverson*

The Buddington-Benedict-Sheffield Complex is the oldest home in the North University neighborhood. Albert and Rebecca Buddington built the main house of limestone, in the Early Texas architectural style, around 1860. The Buddingtons had moved to Texas from New York in a covered wagon, and by the late 1860s amassed a forty acre homestead. They added stone cottages around the main house and eventually parceled off much of their land. Subsequent residents included Dr. Harry Y. Benedict, a professor and president of UT who was also an avid gardener, and Wilhelmine Sheffield, a prominent Austin realtor and appraiser, who continued the tradition of building cottages

Jenn Rose Smith, 2023 Homes Tour Photographer

at the compound. The home's current owner, Rick Iverson, met his late wife Nancy at one of Wilhelmine's notorious New Year's Day parties. The couple would end up spending forty years of marriage living together at the site of their vintage meet-cute. In 1978 Rick and Nancy bought the property from Wilhelmine, allowing her to live out her years in the original 1860 house and vowing to change as little as possible at the compound.

### 1001 Lydia Street

**Saturday, April 22**

*François & Julie Lévy*

When François and Julie Lévy, an architect and general contractor, were seeking to move and renovate a building for their new home, they struck a deal: Julie could pick the neighborhood and François could select the structure. Sustainability-minded and committed to adaptive reuse, the two intended to find an unused school house or church, and convert the structure into a residence. Julie selected East Austin's Guadalupe Neighborhood, a racially and architecturally diverse area now designated as the Robertson/Stuart & Mair Historic

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1001 Lydia Street

Photography by Kara Mosher

Homes Tour, continued from page 3

District. And on a drive home from Dallas, the Lévy family spied their dream house: a decommissioned train depot in Granger, Texas. Utilizing their professional expertise, François & Julie moved the depot to a sloped corner lot on Lydia street and completed its rehabilitation on a modest budget in 2003. This project included reconstructing the roof, adding dormers and a thermal chimney cupola, converting the attic into a bedroom with a new spiral staircase, and removing 1960s partition walls to open up the first floor. Today the depot, constructed circa 1904, retains its original footprint in addition to its original flooring, beadboard interior wall-cladding, and most windows.

### 1204 E 7th Street | Briones House

**Saturday, April 22**

*Laurie Marchant*

Fondly referred to as Casa de Sueños, meaning “House of Dreams,” the Genaro and Carolina Briones House proudly overlooks East 7th Street. The concrete-block house, an excellent example of modern Texas folk architecture, features brightly-tinted sculpted stucco surfaces imitating stone and wood, with floral motifs



1204 E 7th Street

throughout. Genaro Briones, a bricklayer and plasterer, began construction on his home in 1947, finished the main house in 1953, and continued on with house additions until the late 1970s. The home’s unusual decorative concrete motifs followed Genaro’s collaboration with Mexican-born craftsman Dionicio Rodriguez, an expert in concrete faux bois, literally meaning “false wood” in French. Faux bois is a technique in which concrete structures resemble rustic wood or pieces of fallen or decaying trees. The formally rigid material gives the impression of being malleable and organic in form, to magical effect. Over the past decades all of Genaro’s other projects in the city have been either remodeled or demolished, accentuating this home’s importance in maintaining his artistic legacy. The Briones House was listed in the National Register of Historic Places in 1998 and today the building serves as Studio Marchant, a designer’s resource showroom. Though it is no longer a residence, Casa de Suenos remains a beautiful and utterly original example of Mexican-influenced architecture in East Austin.

### 1209 E 12th Street Stolle-Sweatt House

**Saturday, April 22**

*Dan & Mindy Neindorff*

Constructed over 134 years ago, the Stolle-Sweatt House embodies the diverse histories that have shaped our city. In 1888 the German-American Stolle family purchased this lot on East 12th Street. Over the following ten years they built a large, two-story home in the Folk Victorian style. The Stolle family—and subsequent homeowners, the Swedish-American Westling family—owned and operated a nearby bakery and grocery store, and through social and charitable



1209 E 12th Street

contributions became pillars of the community. In 1944, years after the 1928 City Plan segregated people of color to East Austin, Mary Ella Brown Lewis purchased the house. A Black woman, she was an accomplished piano teacher who taught countless neighborhood children. Ms. Lewis supplemented her income by taking in boarders, including civil rights activist Heman Marion Sweatt. Sweatt lived here while attending and desegregating the Law School at the University of Texas from 1950 to 1952. His fight for equal educational opportunities challenged the “separate but equal” doctrine of racial segregation, leading to the landmark Brown v. Board of Education decision in 1954. The house was later intermittently vacant, and eventually slated for demolition, until Dan and Mindy Neindorff purchased it in 1996, commencing decades of loving restoration work and historical research.

### 3120 Wheeler Street Keeling House

**Saturday, April 22**

*Bret Biggart*

Perched on a hill overlooking Wheeler Street and neighboring Hemphill Park, the Keeling House is a Craftsman-style residence in Central Austin’s Aldridge Place Historic District. The home belongs

*Continued on next page*



3120 Wheeler Street

to a pair of adjacent, nearly identical “twin houses” designed by architect Leslie Iredell. In 1912, Iredell designed these houses for clients Walter A. Keeling and W. A. Harris, young lawyers who were both appointed state assistant attorneys general that same year. Keeling went on to a celebrated career. He became a federal judge in 1942 and upon his death, less than three years later, the state lowered the Capitol’s flags to half mast in his honor. The Keeling family included his wife Cora and their two sons. The Keelings lived here for many decades after his passing. This stately home’s recent restoration by Barkley Houses retained its original windows, fireplaces, and porches. Architectural details such as carved bargeboards, decorative brackets, and flared eaves add to the charm of this 111-year-old gem.

### 309 Park Lane | Yarrington House

**Sunday, April 23**

*Elizabeth Chapin*

Merchant Arthur H. Yarrington built this gracious Queen Anne style residence in 1889. It stands in the Fairview Park subdivision, now part of the Travis Heights National Register District, conceived as a picturesque bedroom community for Austin’s elite. The Great Depression saw the home’s conversion into a boarding



309 Park Lane

house, and in subsequent decades incompatible additions dramatically altered its appearance and circulation. Though the Yarrington House suffered from a raccoon infestation, years of neglect, and was leaning to one side in 1999, artist Elizabeth Chapin fell in love. She and husband Nathaniel survived a bidding war to secure the property and relocated from New York to Austin the following year. They occupied just one of the home’s four apartments early on, renting out the other units to save for renovations. The Chapins gradually took over additional units and hired Emily Little of Clayton & Little (now Clayton Korte) and Duckworth Custom Homes to design a full-scale rehabilitation. Completed in 2014, the project restored a period-appropriate main entrance, reinforced the rounded turret, and preserved Corinthian columns and historic wood windows. Sited on a prominent corner lot, the yard features an artist studio and an outdoor pool by Aqua Builders. Today the home’s picturesque details compliment its vibrant, art-driven interiors—creating a wonderfully eclectic ambiance, inside and out.

### 1020 Bonham Terrace

**Sunday, April 23**

*Scott Ballew*

Built in 1924, this compact Craftsman-

style residence in South Austin features a modest addition with maximum style. The bungalow shines as proof that it’s possible to add functionality and square footage to a historic home without sacrificing original character. For filmmaker and musician Scott Ballew, the

rambling Fairview Park subdivision of Travis Heights—which features meandering streets and a laid back energy leftover from the bohemian 1970s—was a dream neighborhood. Seeking a home with an inviting porch, Scott happened across his future home just as the “for sale” sign went up, and put in an offer on the bungalow from the front deck. The house retains many of its original Craftsman charms, including a brick chimney, longleaf pine flooring, and shiplap walls. When Scott needed more space for entertaining he enlisted friends and neighbors at architecture firm Side Angle Side to nestle a new dining room and screened-in porch onto the back of the building. Barely visible from the street, the addition adds more space for dinner parties and a touch of Marfa modernism to a classic 1920s abode.

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1020 Bonham Terrace



1309 Marshall Lane

**1309 Marshall Lane  
Harvey House**

**Sunday, April 23**

*Lisa Doggett & Don Williams*

This rare “airplane bungalow” features hallmarks of the Craftsman style, including a low-pitched profile, deep eaves, heavy brackets, and an expansive front porch. Airplane bungalows were first popularized in California and feature a characteristic pop-up second story said to resemble the cockpit of a plane, while also serving as a prime vantage point to watch aircrafts fly by. W. Niles Graham’s Enfield Development Company likely constructed the house, which became the long-time residence of Texas State Supreme Court Justice John D. Harvey and his wife Henrietta. One of the earliest homes built in what is now the Old West Austin National Register District, the bungalow is also a City of Austin Historic Landmark. Sensitive renovations have upheld the home’s historic character, and an addition by Emily Little of Clayton & Little (now Clayton Korte) created another upstairs bedroom without sacrificing the recognizable “airplane bungalow” appearance. Landscaping by David Wilson Garden Designs highlights the stately live oaks that frame this well-loved and admired neighborhood treasure.



2913 Windsor Road

**2913 Windsor Road**

**Sunday, April 23**

*Hugh Randolph & Birgit Enstrom*

Esteemed local architects Page & Southerland designed this California ranch house for Austin businessman J.E. and Viola Roberts in 1939. Situated high up on Windsor Road, the lush half-acre Tarrytown property is canopied by several live oaks which recall the neighborhood’s historic rural character. The home passed through several hands throughout the twentieth century, but sensitive alterations and additions have left much of its historic character intact. Hugh Jefferson Randolph, an architect, and Birgit Enstrom purchased the property in 2004. Hugh fell in love with the home, Birgit the yard, and soon their family of children and pets grew to include chickens, goats, and a miniature pot-belly pig named Flintstone. Recent remodel projects created new living spaces out of existing square footage by converting the detached garage and maids room into additional bedrooms, and a charming cupola was added to create a lofted space for their

Jenn Rose Smith, 2023 Homes Tour Photographer

son’s shared bathroom. Topped by a pig-shaped weathervane in Flintstone’s honor, the home is a celebration of urban farmstead living that is distinctly Austin.

**3702 Balcones Drive  
Goldsmith-Read House**  
**Sunday, April 23**

*Richard & Patricia Ramos White*

When Henry and Mary Goldsmith decided to make their move from Tarrytown to a new house on Balcones Drive, Mrs. Goldsmith sought out internationally-recognized Austin architect Roland Gommel Roessner. The 1956 home, situated on 1.5 acres, integrates the surrounding landscape into its interior, a hallmark of Roessner’s design ethos. The living room boasts a stone water feature that allows water to trickle down into the pond, and light-colored stone is found throughout the home’s interior and exterior. Beloved preservationists Julian and Anice Read made this their home for decades. Julian was a renowned public relations and public affairs expert whose work shaped the course of Texas history, and who dedicated years of service to Preservation Austin as a board member and volunteer. Anice conceived of and created the Texas Main Street Program, which became a national model for economic revitalization of historic downtowns. Current owners Richard & Patricia Ramos White embarked on a 2022 renovation to update living spaces and revive the home’s mid-century elegance. They uncovered terrazzo flooring

Jenn Rose Smith, 2023 Homes Tour Photographer



3702 Balcones Drive

covered by carpet, and restored surface finishes including the home’s original wood veneer paneling. A new kitchen supports 21st century living while retaining the home’s characteristic open floor plan. ★



**O**n February 6, *The New Yorker* published “The Astonishing Transformation of Austin.” It’s an exhaustive piece by Pulitzer Prize-winning author Lawrence Wright, that conveys the collective whiplash gripping Austinites grappling with unprecedented growth and change. This change is obvious to anyone, whether you’ve lived here for forty years or five, and is a constant topic of discussion. But that discussion, including in Mr. Wright’s article, rarely connects these challenges to how the historic preservation movement might stem this tide. It’s as if sacrificing our cultural and architectural heritage is inevitable, if tragic.

This begs the question: When will we stop mourning, and take action? Preservation Austin is charged with the almost Sisyphean task of advocating for historic places that define our city’s character. Rather than look to the past and lament what has been lost, we’re looking to the present, at the incredible places we still have, and are working to protect them for the future.

None of this work is about being anti-growth, or a false-front for the status quo. Our mission is to empower Austinites to shape a more inclusive, resilient, and meaningful community culture through preservation. One of our strategic priorities is that preservation and growth must coexist to create a world-class city. Our work is grounded in establishing preservation as a community value, both for its inherent worth and for the solutions it presents

for existential issues such as equity, sustainability, and affordability.

This includes our ULI Austin Technical Assistance Panel with the City of Austin, recommending policy solutions for preserving historic-age housing, maintaining affordability, and stemming displacement; our Preservation Incentive proposal, developed in partnership with the Austin Infill Coalition to encourage meaningful preservation of historic housing stock while encouraging neighborhood-scale density; and supporting racial and ethnic representation on the Historic Landmark Commission by hosting preservation commission training for BIPOC Austinites, and connecting them with City Council offices filling these appointments.

Mr. Wright talks a great deal about the immense wealth flowing into Austin. We have fourteen billionaires in our city, apparently, existing in a world foreign to most of us, but who may have immense

ramifications for Austin down the line. Preservation Austin doesn’t see this wealth reflected in our own support base. We are a small nonprofit whose annual revenues have yet to top half a million dollars. We do so much with so little, supported by about 550 households and businesses – including yours – across our metropolitan area of more than two million.

There are currently just five full-time professionals working to preserve Austin’s historic places. The City of Austin’s Historic Preservation Office currently has two staff members when, according to the city’s own 2017 audit, it should have six (for perspective, San Antonio’s Office of Historic Preservation has more than twenty). Preservation Austin has three full-time staff,



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Austin’s changing skyline.

Image: CoStar.

Executive Director, continued from page 7

when we could easily double that and still have more than enough work to go around. In the words of President Biden, “Don’t tell me what you value. Show me your budget, and I’ll tell you what you value.” With such limited resources dedicated to this work, do we wonder at the preservation outcomes we see around us?

Since 2020 Preservation Austin has increased our gross operating revenues by 55 percent – a herculean feat achieved by our board of directors, staff, volunteers, members, sponsors, and major donors. This support has translated into more robust programming, and more proactive advocacy and policy development. It’s given us the space to make significant progress towards engaging culturally, racially, and generationally diverse Austinites in our work. Funding secured for the McFarland House, which you’ll read about on page 8, goes even beyond this increase in operational capacity. But we need to do more.

With increased community support, we could:

- Expand Preservation Austin’s matching grant program to give away \$100,000 each year; we had \$60,000 in grant requests during our January 2023 cycle alone, and were able to fund only a fraction of that amount;
- Develop more policy solutions to take to City Council and the Texas Legislature, from a deconstruction ordinance to offset landfill waste from demolitions, to rolling back recent restrictions on historic zoning;
- Sustain meaningful community engagement to learn what places matter to Austinites citywide, and what our programming and advocacy can do



Image: South Congress Improvement Association.

Most of the South Congress business district lacks historic zoning or demolition protections.

- to enhance their quality of life;
  - Support owners of older and historic homes by providing comprehensive educational resources on maintenance and energy retrofits, and connect them with qualified contractors for the same;
  - Establish a preservation roundtable to bring together Austin’s numerous preservation, parks, and cultural nonprofits; city staff from preservation-related departments; county commissions; community development corporations; and relevant university programs to provide a forum for information sharing and partnerships;
  - Launch family-oriented programming that engages Austin’s next generation, while serving parents who want to see this city’s soul preserved for their children;
  - Present regular behind-the-scenes tours of historic homes and businesses, and build on our library of self-guided tours to help Austinites see the beauty in historic places they visit every day;
  - Move the needle on protecting underrepresented heritage sites
- through historic zoning; just 15 percent of all City of Austin Landmarks honor African Americans, Mexican Americans, and Asian Americans, along with women. There are no sites that honor Indigenous or LGBTQ Austinites;
- Launch a special Legacy Business month to encourage Austinites to patronize local businesses in operation for 20 years or more, providing programming and resources to explore and celebrate these beloved institutions.
- This list includes many efforts in the works, and others about which I can only dream. Imagine if Preservation Austin had the resources to do everything that we do now, but better, and had the bandwidth to tackle these new projects as well. What would Austin look like then?
- We are headed in the right direction. Because of our advocacy, City Council allocated \$300,000 to continue its own Equity-Based Historic Preservation Plan effort to ensure that city preservation programs and incentives serve all

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**T**he work accomplished by Preservation Austin persists to contribute to the amazing fabric of the City of Austin. I continue to share the tenets of the strategic plan in the areas of Community Engagement, Partner for Momentum, Tangible Impact, Experiential Preservation, and Invest in Our Future that guide us. It is so exciting to provide the opportunity to showcase our community efforts through our advocacy and many initiatives such as the Grants Program and the Homes Tour.

I appreciate the board for its transformational leadership, staff for ensuring that the Preservation Austin vision comes alive in their daily work, and the volunteers for providing their expertise and creativity throughout our programming. Most importantly, we thank you, our donors. You share our vision to continue to shape a more inclusive, and meaningful community culture through preservation. Preservation Austin is an advocate for the community and uses its abilities to address inequities in historical designations and champion underrepresented heritage. Our work

is never-ending and counts on your financial contributions, large and small, to ensure that we are here for those who need us. We thank those donors that consistently provide support. We ask that you join the thousands that see the value of Preservation Austin's work by also providing financial support.

Austin is changing around us. When I hear and see stories of how neighborhoods have been built and neighbors have bonded through the spaces identified as home or work, I am more appreciative of the fact that I can simply have a conversation in a space, learn, and feel at home.

This quarter, Preservation Austin has received exciting news in the form of a \$30,000 Texas Preservation Trust Fund grant to support structural repairs at the McFarland House. As you recall, the historic 1947 McFarland House, located at 3805 Red River Street, will be the new home of Preservation Austin. The City of Austin's Heritage Preservation Grant program awarded a \$250,000 grant,

also for the McFarland House.

Preservation Austin's restructured Grants Program ensures that more funds are

available to the community to educate, restore or enhance areas. Congratulations to our winter cycle grantees: 1106 E. 8th Street, the C.E. Johnson House, the Economy Furniture Strike Educational Sign, Southwind, Travis Audubon Society, and Zeta Phi Beta Sorority, Inc.

Again, I thank you for your support and look forward to seeing you at the Homes Tour. ★



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*Executive Director, continued from page 8*

Austinites equally. The Heritage Grant Program, administered by the City of Austin Economic Development Department, recently awarded more than \$2 million in grant funds to preservation projects to promote tourism, including a \$250,000 grant for Preservation Austin's stewardship of the McFarland House. These resources are essential; now we need more staff power to manage and implement them well.

I know that I am preaching to the choir. If you're reading this, you are already doing your part as a Preservation Austin member, supporting our mission and choosing to do so amidst so many worthy causes worldwide. You know that we don't have to choose between preservation and growth – that we can do both, and build a better city for future generations because of it.

The next time that colleagues, family, and friends complain of Austin's growth, tell them to take action. Tell them to join Preservation Austin. We are finding solutions to preserve the places and communities that make this city special. With more people on board, just think what we can accomplish. ★

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# McFarland House Project Moves Forward

**T**his year Preservation Austin begins significant structural repairs and rehabilitation work on the McFarland House, backed by strong funding support for transforming this beloved landmark into our nonprofit's home. Built in 1947, the McFarland House is one of just a few local examples of the Streamline Moderne style, more common in Miami and Los Angeles than here in Austin. J.P. and Ollie McFarland, a middle-class couple with two young sons, designed this unusual home themselves. For decades it served as rental housing for students, servicemen, and musicians, embodying so much of the character of Austin's postwar history.

The house faced demolition in 2014 before Preservation Austin, and a host of community advocates, convinced the City Council to protect the property through historic zoning. In 2019, when the McFarland House hit the real estate market for the first time in six decades, our board of directors saw an opportunity to bring this advocacy full-circle. We purchased the house, and have worked to realize a vision for its future as a case study in preservation best practices, and a hub for community-focused preservation.

Preservation Austin has already completed a number of significant repairs, including replacing the home's foundation, replacing its upper roof, and replacing its 1947 electrical wiring – the latter supported by a \$30,000 grant from The Still Water Foundation. Passersby will have noticed significant exterior improvements as well, including cheery new paint to reflect the home's original color scheme, significant sitework, and gorgeous landscaping donated by David Wilson Garden Design.

Our next phase of work will address urgent repairs to the McFarland House's cantilevered eaves, balcony, and roof. The eaves and balcony are suffering from undersized framing and water damage, while roof replacement is necessary along the first and second story eaves and at the historic carport and garage, including restoration of the building's character-defining metal fascia along all roof lines. Deferred maintenance, and structural deficiencies original to the house, have contributed to these issues which must be addressed before our staff can safely occupy the property. This scope of work includes rehabilitating the historic garage into leasable office space as well; Preservation Austin will be looking for tenants to share this incredible building, generating revenue to support our ownership of the property moving forward.

Preservation Austin could not undertake this work without significant support from our community. Tracy and Chris Hutson of Hutson Gallagher Architects have donated countless hours to this project since 2020, between authoring the property's successful nomination to the National Register of Historic Places and designing its upcoming structural and rehabilitation work. Tracy and Chris have been true partners in this labor of love, bringing design excellence, a wealth of experience, and endless patience to helping Preservation Austin determine how to best care for the McFarland House.

Preservation Austin has received significant public and foundation support for structural and roof repairs as well. This year we received a \$250,000 Heritage Grant from the City of Austin. This program redistributes a portion of the City's Hotel Occupancy Tax



PA begins significant rehabilitation work on the McFarland House.



Sagging eaves will be structurally reinforced this year.

(HOT) funds to support an inclusive culture and heritage tourism approach that tells the multilayered history that created the City of Austin.

The Summerlee Foundation has supported this phase of McFarland House work through two generous gifts totaling \$45,000 in 2021 and 2022. We are incredibly grateful for the foundation's continued support as we navigate the home's most pressing needs.

The Texas Preservation Trust Fund awarded Preservation Austin a \$30,000 grant last fall. We are honored to be among just twelve TPTF grant recipients for 2022, out of an initial thirty applicants for projects statewide.

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*McFarland House, continued from page 10*

State historic tax credits, administered by the Texas Historical Commission, are a big part of our project's funding as well. We are so fortunate that nonprofits are eligible to participate in Texas' historic tax credit program; this is not the case in every state, and the federal historic tax credit is incredibly difficult for nonprofits to access. The Texas program offers a 25 percent credit on qualified expenditures for work adhering to the Secretary of the Interior's Standards for Rehabilitation. For example, \$500,000 of qualified rehabilitation expenses totals \$125,000 in state historic credits, which nonprofits can sell at 80 to 90 cents on the dollar, netting up to \$112,500 to offset costs. This incentive makes preservation projects possible across our state, and our work at the McFarland House is no different.

This final news of McFarland House support

is bittersweet, but full of love. Preservation Austin was honored – truly honored – to receive a \$61,000 bequest from long-time member, volunteer, and Preservation Austin Lifetime Achievement Award recipient Steve Sadowsky, who passed away in January 2022. Steve served as the City of Austin's Historic Preservation Officer for 20 years, and in 2014 championed the McFarland House in the face of its proposed demolition. Our board of directors voted to dedicate Steve's incredible gift to this project so that his memory can live as a tangible testament to his advocacy. For more on Steve's legacy, see our Spring 2022 newsletter.

As a nonprofit, Preservation Austin's access to these incredible funding sources has made us uniquely able to invest in the McFarland House. This is a special building,

## WANT TO HELP?

If you are interested in donating to this project, contact Executive Director Lindsey Derrington at [lindsey@preservationaustin.org](mailto:lindsey@preservationaustin.org). We have much work to do and more support is needed to secure the McFarland House's future for another 75 years. ★

with special needs, and we are honored to steward the house through its next phase of life. As the future home to our staff and programming, we're thrilled to share this site's history with locals and tourists alike. The McFarland House embodies the best of what we do, and Preservation Austin will strive to make it an inclusive place where all community members can share in preserving Austin's historic places. ★

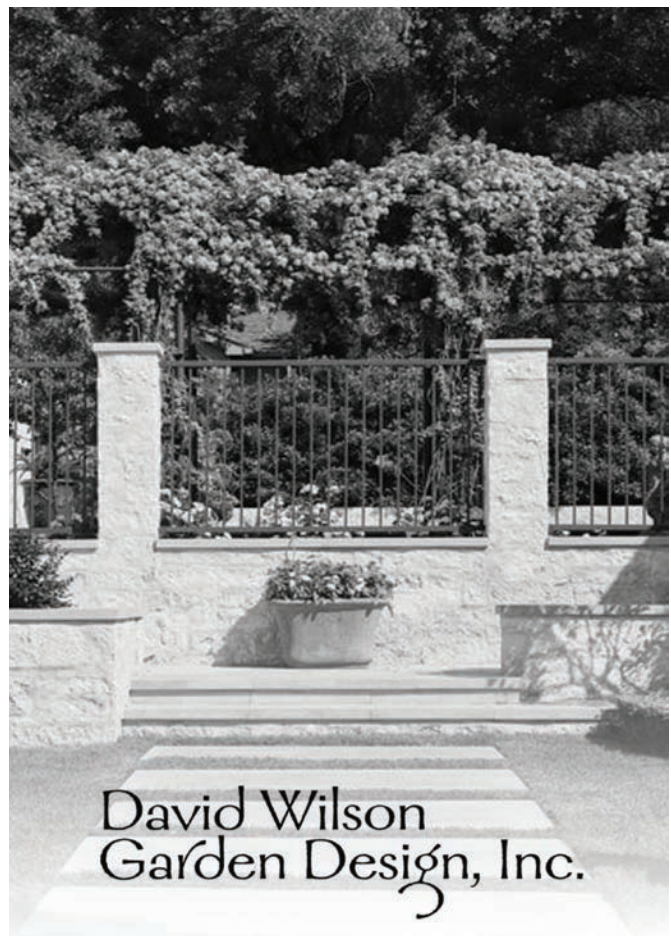


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# Tool Time on TAP

## First in a Three-Part Series: Home Repair

by Mary Kahle

**B**ased on a recent afternoon spent in the waiting room of my doctor's office, there's no shortage of home improvement shows, whether "Fixer Upper" with its farmhouse chic, or "Flip or Flop" with its buy, renovate, and resell model. Despite the range of choices, however, I don't know of a single show that helps the average homeowner or renter navigate home repair programs, the ones offered by the local, state, and federal government to fund critical fixes such as roof leaks or broken pipes.



And these programs are essential; for the income-eligible residents they target, they can mean the difference between remaining at home or having to move out.

That's why a recent panel sponsored by Preservation Austin, the City of Austin's Displacement Prevention and Historic Preservation Offices, the Urban Land Institute (ULI), and the Terwilliger Center for Housing is so important. The officially named "Technical Assistance Panel" (TAP) held interviews with stakeholders to discuss the challenges of preserving historic-age housing (50 years and older), maintaining affordability, and slowing displacement in the midst of Austin's historic growth.

The resulting TAP report recommended policies and tools to meet the challenge, including promoting the City of Austin's home repair program. The TAP effort will also support the city's ongoing Equity-Based Preservation Plan, which is tasked

with protecting and preserving the City's historic-age buildings and diverse cultural heritage. While there is no single solution to solving the affordability challenge, home repair is a tool that can help.

### Why is home repair important?

Home repair can help residents stay in their homes and thus avoid being displaced. In gentrifying neighborhoods, rising property taxes leave residents with less money for critical repairs to their homes, making them beyond repair. Those homes may in turn be demolished for new and more expensive construction, which affects neighborhood character and worsens the affordability crisis downstream. Further making the economic case for home repair, the 2018 UT Austin report on residential displacement notes that "repairing existing homes is generally a less expensive method of creating safe, affordable homeowner opportunities than building new affordable homes."

In addition, research shows clear links between poor housing conditions and negative outcomes on residents' physical and mental health. It's literally better for your health to live in safe and secure housing. (No shingle, Sherlock!) Home modification, which is part of the home repair solution, helps elderly and disabled residents, often the very people who live in historic-age homes, stay *safely and independently* in their homes. Whether a homeowner needs an ADA-compliant entry ramp or widened doorways, these types of safety improvements are a key part

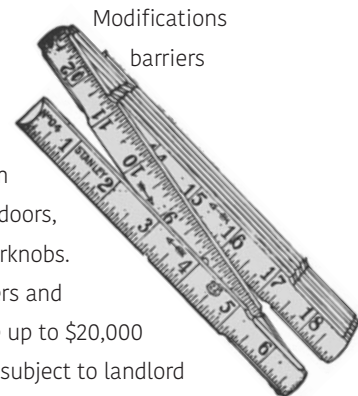
of the anti-displacement/affordability/preservation tool kit.

### What programs does the City of Austin offer to income-eligible residents?

The City of Austin offers several programs addressing a range of home repair topics. Before we dive into the details, however, some hard facts bear mentioning. According to the TAP report, "the City's current home repair program is drastically underfunded and therefore able to reach only a small number of homeowners each year." In addition, the program can be complex for the average resident to navigate. Keeping that in mind, here are the available programs:

### Architectural Barrier Removal

Architectural barriers are physical elements of a home that can make it difficult to easily enter, leave or move around your home. Modifications to address these barriers include replacing stairs with ramps, removing bathroom barriers, widening doors, and upgrading doorknobs. Eligible homeowners and renters can receive up to \$20,000 for improvements, subject to landlord approval and requirements related to residence within the city limits, age and/or disability, and income level.



### GO REPAIR! Grant Program

The GO REPAIR! Grant Program helps

*Continued on next page*

Austinites fix dangerous conditions such as collapsing floors, decaying roofs, faulty wiring, and plumbing leaks. Austin nonprofits administer the grants and repairs; the grants go up to \$20,000.



Homeowners are subject to eligibility requirements related to residence within the city limits and income level.

### Minor Home Repair Grant Program

The Minor Home Repair Program helps eligible homeowners and renters address health or safety hazards. The repairs address conditions such as leaking gas pipes, faulty wiring, decaying roofs, and collapsing floors. Grants go up to \$5,000 per home and are subject to landlord approval and requirements related to residence within the city limits, age and/or disability, and income level.

### Plumbing Program

The Plumbing Program assists households with repairs to toilets, showers, sinks/faucets/drains, water heater installation, Ground Fault Circuit Interrupters (GFCI) installation, front-yard water service lateral replacement, P-traps, and anti-siphon devices. (All of that makes me sound really smart.) Austin nonprofits administer the grants and repairs; the grants go up to \$15,000. Eligibility requirements include residence within the city limits, single-family home or duplex, primary place of residence, and income level.

### Home Rehabilitation Loan Program

The Home Rehabilitation Loan Program provides 0% interest loans up to \$75,000 for repairs to the foundation, roof, plumbing, HVAC, windows, and electrical, major interior and exterior repairs, and complete rehabilitation of the home, with

reconstruction if necessary. Eligibility requirements include location within the city limits, single-family detached home, primary place of residence, ownership of the property with clear title, no recent bankruptcy (two-year window), and income level.

### Private Lateral Lines Grant Program

A private sewer lateral line is the portion of the wastewater service line located on your property that connects your house to the City wastewater main. The Housing & Planning Department provides free replacement or repair of these lines if the lines break or become defective. Eligibility requirements include a notice from the Austin Water Utility, residence within the city limits or limited purpose annexed (LPA) or Extra Territorial Jurisdictions (ETJ) areas, single-family home or duplex, primary place of residence, and income level.

### Who Else Has Home Repair Programs?

Several of our neighbors have similar programs, including San Antonio and San Marcos. Travis County also assists with repairs, but there is a waiting list. An online clearinghouse of grants for home repairs in Texas lists local, state, and federal opportunities, and another source lists Texas programs geared specifically toward seniors.

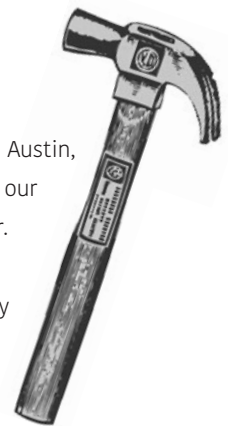
Other regions have also established home repair programs. In Buffalo, New York, a non-profit home repair program has helped homeowners fix and maintain 310 units, targeting senior homeowners, developmentally disabled residents, and others. A Detroit initiative has helped

income-eligible homeowners address major safety-related repairs. In Milwaukee, the STRONG Homes Loan Program funds home repairs, and the Compliance Loan Program helps homeowners address code violations.

New York State recently unveiled new funding for home repairs to serve veterans and seniors. Pennsylvania, which has some of the oldest housing stock in the country, just approved funding for its Whole-Home Repairs Program, a one-time influx of funds targeted to low-income residents. Philadelphia has a Basic Systems Repair Program for emergency repairs, a Built to Last program, which is a collaboration to restore homes to safety and energy efficiency, and the nonprofit Rebuilding Together Philadelphia, which provides no-cost home repairs to seniors and low-income residents. Los Angeles County offers a suite of programs, while the City of Seattle offers loans and grants. All of these initiatives and many others are changing lives and communities, but complexity, lack of funding, and “Catch-22” situations sometimes make them difficult to access and can be barriers to greater success.

### Going Forward

Given the affordability crisis in Austin, we need to use all the tools in our toolbelt, including home repair. By helping homeowners and renters repair their homes, stay in place, and live safely and independently, robust home repair programs are a critical piece of the anti-displacement, affordability, and historic preservation trifecta.



Now *that's* a show I'd flip for. ★

# Watson Chateau—Hiding in Plain Sight

by Marta Stefaniuk

**H**iding within the University of Texas at Austin campus, next to the School of Nursing, a peculiar building peeks out from its spot among tall fencing, old trees, thick vines, and overgrown bushes. Unlike all the other buildings on campus, no sign announces the Arthur P. Watson House (a.k.a. Watson Chateau). Built in 1853, it is the oldest building on campus and ranks among the oldest buildings still standing in Austin. The house has architectural significance. Its various owners played many vital roles in Austin, Texas, and the American frontier history. It is also a location filled with untold history about women, African-Americans, and 50 years of importance for the LGBTQ community.

Built into a cliff along the edge of Waller Creek, the Watson Chateau skims another edge; that of Austin's first city plan map, as drawn by the city's first mayor and land

surveyor, Edwin Waller. It was made of hand-cut limestone from the same quarry as the Old Stone Capitol that burned in 1881. A local newspaper reported that the Watson Chateau was likely designed by the same builder-architect as that Capitol, Michael De Chaumes. It also suggested that the Watson Chateau was the first mansard roof built in the United States west of the Mississippi and that an outdoor lamp that is still fully intact today was from that Capitol.

The Watson Chateau went through many little updates by its various owners. It reached its pinnacle of beauty in the second half of the 20th century, under the ownership of Arthur P. Watson, Jr. He shared The Chateau with his partner in life and business, Robert Wayne Garrett. As well-traveled interior designers, their home and property became a living portfolio. Swells of the city's well-to-do once flocked to parties and small gatherings that took place almost daily. Often, guests brought along their famous friends to enjoy homemade food and cocktails among the gardens that began with an impeccably groomed formal garden on the roof of the garage and cascaded to the various tiers of informal gardens that gradually tumbled down the cliff to where the backyard meets the bed of Waller Creek.

Originally on the outskirts of town, with each passing decade, Austin's bustling city center edged closer to the house, eventually engulfing the Watson Chateau into the center of town and the city's



heartbeat. Tucked in its nook on the cliff, the Watson Chateau was screened from public scrutiny and provided a much-needed respite for gay men: a place to gather safely, where they could be liberated from the restraints of society's rigid expectations and judgements. There was a downside to being hidden in plain sight. The same aspects that protected The Chateau and its residents in the past now allow it to fade away. Physically deteriorating without people noticing, it also continues to slip from local collective memory. Few Austin residents know the Watson Chateau exists, let alone what a rich history the walls could tell.

To dive into the Watson Chateau's long and sometimes complicated history, visit [watsonchateau.com](http://watsonchateau.com). ★

**If you heard stories, were ever at The Chateau, or have photos or videos of the Watson property, please help Marta Stefaniuk continue her research by reaching out to her at [watsonchateau@gmail.com](mailto:watsonchateau@gmail.com). ★**



AR-2005-001-019, Austin History Center, Austin Public Library



Photo courtesy of Marta Stefaniuk



Pool party at the Watson Chateau

### **Watson Chateau Listed on Most Endangered Places List**

This fall, Preservation Texas listed the Watson Chateau, a landmark of Austin’s LGBTQ heritage, on their 2022 Most Endangered Places (MEP) list. Since last summer, Preservation Austin has been working with a group of advocates, including Watson Chateau researcher Marta Stefaniuk, to build awareness of the property and ensure its preservation.

Built in 1853 during the Antebellum Period, Watson Chateau is most significantly associated with owner Arther P. Watson, Jr. and his partner, Bob Garrett, who lived there together for almost 50 years. The prominent couple hosted extravagant dinner parties and pool parties, some with over 300 attendees, inviting gay and straight members of society to mingle and gather with each other. Although they were not known as public advocates of the gay activist movement of the 1960s-80s, their home provided refuge for gay men during the hostile anti-LGBTQ climate of the mid-twentieth century. In Austin, and nationwide, the LGBTQ community was fighting for rights, enduring the AIDS

epidemic, and celebrating newfound unity. During this time, the house was cemented as a landmark and locus of Austin’s LGBTQ heritage.

The property was acquired via eminent domain by The University of Texas at Austin in the late 1960s. Obscured by the surrounding Dell Medical Center, the house is physically deteriorating and quickly slipping from local collective memory. The years of disrepair will likely result in demolition by neglect if its preservation is not immediately prioritized.

Much of Watson Chateau’s rich and storied history was uncovered by researcher Marta Stefaniuk, who produced Oakwood Cemetery Chapel’s digital exhibit “To Liberate” on the house, which documents its significant associations with LGBTQ, African American, and women’s heritage. To read more on this history, see page 14 for a piece on the Chateau by Marta.

Advocating for sites associated with LGBTQ history is one of Preservation Austin’s top advocacy priorities. This year alone, two cases were heard by the Historic Landmark Commission to demolish the 4th Street Warehouse District and the Iron Bear, sites that have longstanding associations with Austin’s LGBTQ community. As queer spaces in Austin continue to vanish, Preservation Austin believes that the preservation of the Watson Chateau and its LGBTQ heritage is ever more urgent.

This successful nomination to

Preservation Texas’ MEP list is an important milestone in our advocacy for this incredible property. This spring, we’ll continue our efforts to urge UT Austin to stabilize, preserve, and celebrate the Watson Chateau—sign up for our email list at [preservationaustin.org/email-signup](http://preservationaustin.org/email-signup) to be alerted for future calls to action.

### **Report on Preservation and Affordability Released**

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.

This January, ULI Austin released the final version of the report to the public. 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. Among

Share what matters to you and get updates on Austin’s new Equity-Based Preservation Plan

[www.PublicInput.com/ATXpresplan](http://www.PublicInput.com/ATXpresplan)

*Continued on page 16*

(AR-2005-001-Austin History Ctr., Austin Public Library).

(Photo: Charles Peveto)



Executive Director Lindsey Derrington (center) speaking on the TAP report at ULI Austin's breakfast panel this January.



Lindsey Derrington, Treasurer Perry Lorenz, and Policy & Outreach Planner Meghan King meeting with Senator Eckhardt.

the report's exciting recommendations for new programs and tools are: a new preservation incentive, expansion of the city's Community Land Trusts, and the creation of a community ombudsman program to help neighbors navigate the permitting process, and many more.

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. Throughout the spring, we'll be publishing a series of articles on our blog that unpack and expand upon several of the reports recommendations. To read the first installment in this series, written by our Advocacy Committee Co-Chair Mary Kahle, see page 12. Scan the QR code to read the full report.



### 88th Texas Legislative Session

With a new legislative session underway, Preservation Austin has been on the ground at the Capitol to share our policy priorities and concerns for the 88th Texas Legislative Session. Thus far, PA staff and board have met with several members of the Austin delegation, including Sen. Eckhardt (SD 14), Sen. Campbell (SD 25), Rep. Hinojosa (HD 49), Rep. Goodwin (HD 47), and Rep. Bucy (HD 136).

Each legislative session, our Board of Directors adopts a series of legislative priorities to inform our session advocacy. Below is an overview of our priorities for this session—scan the QR code to read them in full.

- **Support:** Adequate funding for the Texas Historical Commission, Texas Commission on the Arts' Cultural Districts Program, and Texas Parks and Wildlife, each of which oversees historic resources statewide.
- **Protect:** Texas Historic Preservation Tax Program, a major incentive and tool for preservation.
- **Protect:** Municipal Hotel Occupancy Tax Funds for historic preservation and the arts. In Austin, a portion of these funds are allocated to the City's Historic

Preservation Fund, which administers the Heritage Grant Program.

- **Defend:** Local control over preservation policies. During the last two sessions, two bills were passed that severely restrict local governments' authority to determine the process for designating historic properties and neighborhoods in their communities. We will continue to monitor and oppose any bill that undermines municipal authority to determine local historic preservation needs and policies.
- **Support:** Legislative action that clarifies the importance of preservation as a means to address affordability, sustainability, and equity.
- **Monitor:** Legislative action that impacts the non-profit sector such as tax exemptions and regulatory efforts.

Staff, along with our Advocacy Committee, has been tracking preservation-related bills and will continue to work with partner organizations statewide to advocate for sound policy outcomes this session. Of the notable bills filed thus far are SB 1013 (authored by Sen. Hughes), which will preserve the State Historic Tax Credit by relocating it to a new section of tax code; HB 2719 (authored by Rep. Ashby) an

*Continued on next page*



omnibus bill that will, among other things, increase the maximum award for the THC's Historic Courthouse Grant Program from \$6 million to \$10 million; and SB 194 (authored by Sen. Miles) which will establish a new Texas African American Heritage Commission to identify, preserve, interpret, and promote sites reflecting the state's African American heritage.



### New Council, New HLC Appointees

With the inauguration of a new City Council this year, PA staff and board have met with our city's newest elected officials to introduce them to our organization's mission, programs, and advocacy priorities. This includes Mayor Kirk Watson, Jose Velasquez (District 3), Ryan Alter (District 5), and Zo Qadri (District 9). Topics of discussion included the forthcoming Equity-Based Preservation Plan, our proposal for a new Preservation Incentive, and appointments to the Historic Landmark Commission (HLC).

Our organization serves as a resource to City Council to recommend qualified individuals to serve on the HLC. In 2022, we hosted preservation commission training for BIPOC Austinites with the goal of increasing racial and ethnic representation on the HLC and among advocates at meetings. We are thrilled to announce that two attendees for this training will soon be appointed to the commission. Roxanne Evans—journalist, East Austin advocate, and

PA volunteer—will serve as Mayor Watson's appointee. She will be the first Black commissioner to serve on the HLC since 2014. CAMP trainee Jaime Alvarez, Associate Project Architect at Lord Aeck Sargent, will serve as Council Member Pool's commissioner for District 7. We are so proud to have two incredible new commissioners serving on the dais—congratulations Roxanne and Jaime!

### Broken Spoke Historic Landmark Designation

This last November, City Council initiated historic zoning for one of Austin's most iconic landmarks, the Broken Spoke. With development pressures ever-increasing citywide, economic hardship has befallen so many of Austin's iconic legacy businesses, causing many to shutter in recent years with more anticipated in the near future. Recognizing that urgent action was needed to secure the Broken Spoke's future, former Council Member Ann Kitchen introduced a resolution to initiate historic zoning for the property, which was approved unanimously. Following this vote to initiate by Council, the item must then be voted on by the HLC, Planning Commission (PC), and back to Council for a final vote to officially designate.

The building is owned by the family of its late proprietor, James White; however, the land it sits on is owned by CW Partners LLC, a corporate real estate company out of California. Thus far, the landowners have not publicly stated whether they are opposed to the designation. Due to recent changes in state law, a supermajority vote (9 of 11) would be required by either the HLC or the PC as well as Council in order to designate the property as a landmark if the owner objects.

Preservation Austin submitted a letter of support to the HLC for designating the Broken Spoke at their March 2023 meeting. Since adopting Legacy Businesses as an Advocacy Priority in 2022, our organization has sought new ways to identify, uplift, and create new tools to preserve and sustain legacy businesses citywide. While many legacy businesses do not meet the criteria for historic designation, the Broken Spoke's historic significance to Austin and the state of Texas is undeniable and must be recognized. The permanent protections offered by landmark designation are imperative to secure the future of this vital institution.

*Continued on next page*



The iconic Broken Spoke.

Advocacy, continued from page 17

The HLC recommended historic zoning with a supermajority vote on March 1. Now, the case will head to PC and to Council. We anticipate that achieving historic zoning will remain a difficult sell if the owner registers their objections, but remain hopeful that the exceptional significance of the Broken Spoke will yield an exceptional outcome for this Austin treasure.

### 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, which is expected to be presented to Council this spring. We eagerly anticipate its release to the public and look forward to championing this exciting new tool's adoption by Council. *Stay tuned!*



Lindsey Derrington in Washington, DC with Austin Congressman Lloyd Doggett during National Preservation Advocacy Week.

### Meetings on Capitol Hill

This March, Executive Director Lindsey Derrington returned to Washington, DC to participate in Preservation Action's National Preservation Advocacy Week, representing Preservation Austin to Central Texas congressional offices and 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. During her time in DC, Lindsey met with the offices of Austin Congressmembers Greg Casar (TX-35) and Lloyd Doggett (TX-37). Congressman Doggett, whose district covers North, Central, and South Austin, is a member of the House Historic Preservation Caucus. Formed in 2003, the caucus brings together members of Congress who understand the value of America's historic places as definers of our national character. Its members support and encourage preservation and thoughtful economic development in their states, districts, and territories as a matter of national policy. ★



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# A Year in Review: Austin's 2022 Historic Designations

**W**ith each passing year, we are delighted to celebrate the new historic designations achieved throughout our city. In 2022, Austin added four new local landmarks to its 600+ inventory and listed five properties in the National Register of Historic Places. From the home of the “Godfather of Tejano Music” to the educational landmarks of Black East Austin, read on to learn more about the incredible histories of Austin’s newly designated historic buildings and sites.



Donley-Goode-Walton House

## CITY OF AUSTIN LANDMARKS

### **Donley-Goode-Walton House**

*Criteria: Historical Association, Community Value*

The Donley-Goode-Walton House was constructed in East Austin in 1939 and has been preserved for the past 78 years by direct descendants of its remarkable multi-cultural residents. 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 Salon, a full-service Black beauty shop. The owners of the Donley-Goode-Walton House were awarded a grant by Preservation Austin in 2022 to help cover the costs associated with landmark designation for the property.

### **Miller-Long House**

*Criteria: Architecture, Historical Association*

This Tudor Revival Style home was built in 1929 in the Hancock neighborhood, north of the Commodore Perry Estate. Its name—



Miller-Long House

Miller-Long House—is given to it by the two esteemed Austin politicians who once owned and occupied the home. Tom Miller was an influential community leader who served as mayor from 1933-1949 and 1955-1961, 22 years in all. Many of Miller’s significant accomplishments were in the way of city improvements, not only regarding the city’s infrastructure but also its civic and cultural development. Emma Long, who purchased the home in 1950, was elected as Austin’s first female council member in 1948 and later served as Mayor Pro Tem, another first for a woman. Long was a strong advocate for desegregation of public buildings, fair housing, and lower utility rates, as well as fair pay for firefighters and police officers. In 2021, Preservation Austin submitted a letter to the Board of Adjustment in support of a variance to convert the historic garage into a secondary dwelling unit.

### **White House**

*Criteria: Architecture, Historical Association, Community Value*

The 1968 White House was the former home of Dr. Sidney White, Jr., and his wife Helen White, African American professionals who

*Continued on next page*



White House

broke racial barriers through their determination to build in the Northwest Hills area. Dr. White was for many years the only African American dentist in Austin, and in 1965 he was the first to be admitted to the Austin District Dental Society, opening doors for other African American professionals in the area. Helen White, a gifted leader, was one of the first African American teachers at predominantly white Highland Park Elementary, and she later taught at East Austin's Sims Elementary. Facing strong opposition from nearby residents and discrimination by homebuilders, the Whites were some of the first, if not the first, African American homeowners in Northwest Hills. Their ranch-style home exemplifies mid-century modern design. It features notable architectural elements including a broad porch overhang with distinctive modern arches and weeping mortar, a rare architectural technique in Austin and hallmark of builder Walter Carrington.

### **Felts-Moss House**

**Criteria: Architecture, Historic Association**

The Georgian Revival-style Felts-Moss House, located in the Old Enfield neighborhood, was built in 1938 for former Elgin mayor



Felts-Moss House

and City Attorney A. M. Felts and his wife, Irene. The two-story home was designed by central Texas architect Lee M. Smith and was the first home built on Woodlawn Avenue. John A. Moss, a pioneer in both housing development and software development, purchased the home in 1956 with wife Margaret. Moss founded the software company BPI during the 1970s, the first computer software manufacturer to go public in the United States in 1982. BPI manufactured accounting software that was licensed to Apple, Commodore, and IBM and played a key role in establishing Austin as a technology hub.

## **NATIONAL REGISTER LISTINGS**

### **Anderson Stadium**

**Criterion A: Significant Events**

Opened in 1953, Anderson Stadium (also known as Yellow Jacket Stadium) stands as the last of only a handful of exclusively African American high school football stadiums ever constructed in Texas. L.C. Anderson High School, established in 1884, was Austin's only high school for Black students during segregation. Originally named the Robertson Hill High School, it was renamed in honor of educator L.C. Anderson in 1907 and the school moved to several locations before the "new" Anderson facilities were erected here in 1953. The school was renowned for its athletic excellence in football, track and field, and marching band. Unlike its West Austin counterpart, House Park, Anderson Stadium was much less lavish, built of cheaper materials such as wooden bleachers instead of the more substantial concrete at House Park. Anderson High School would close following desegregation in 1971; however, Anderson Stadium remains as a landmark of achievement for East Austin's Black community.



Anderson Stadium

*Continued on next page*

Photo from National Register Nomination



Chapel for the Children

### Chapel for the Children

#### Criteria A & C: Significant Events, Architecture

The 1961 Chapel for the Children (now All Faiths Chapel) is an interfaith house of worship designed by acclaimed architect David Graeber. The chapel was commissioned as a part of the facilities for the Austin State School, Texas’s first public institution for persons with intellectual and developmental disabilities (IDD). The campus opened in 1917, with many of its occupants formerly housed at the Austin State Hospital (formerly the Austin State Lunatic Asylum). The school’s facilities grew rapidly during the postwar era, marking the broader cultural shift towards compassionate treatment practices for persons diagnosed with IDD that occurred at this time. The building is an excellent example of a postwar A-frame religious building, featuring a steeply pitched roof and ornate stained-glass gable faces. Built prior to the Americans with Disabilities Act of 1990, the chapel’s design is also notable for its prioritization of accessibility, with wide entrances and aisles to accommodate those in wheelchairs.

### Clement’s Market - The Sports Bar

#### Criteria A & C: Significant Events, Architecture

Located on East 6th Street, Clement’s Market/The Sport Bar is named for two long-time tenants of the property. The brick commercial building was constructed in 1892 and served a number of tenants, including European bakers, Anglo American-born butchers, Mexican American tortilla makers, and Lebanese and Mexican American bar owners. With its variety of uses and occupants throughout the decades, the property tells the story of East Austin’s demographic shift over the 20th century from a neighborhood of European immigrants to a largely African American and Hispanic neighborhood. It stands as a rare extant example of late-nineteenth century commercial architecture that



Clement’s Market – The Sports Bar

Photo from National Register Nomination

once characterized 20th century commercial development in East Austin.

### Huston-Tillotson College

#### Criteria A & C: Significant Events, Architecture

Huston-Tillotson University (H-T) is a historically-Black university in East Austin that originally existed as two schools, Samuel Huston College (opened in 1900) and Tillotson Institute (opened in 1881). The two merged as Huston-Tillotson College in 1952 on the twenty-acre campus of the former Tillotson Institute. Both schools were founded by Northern church-based missionary organizations devoted to providing funding and faculty for African-American education at a time when there were neither. Two early Tillotson buildings remain on the current H-T campus: Evans Hall (1911) and the Administration Building (1912). Through the 1950s, 60s, and early 70s, H-T worked with Austin architects

*Continued on next page*



Huston-Tillotson University

Advocacy, continued from page 21

Kuehne, Brooks and Barr to plan and realize most of the characteristic buildings found on the campus today, including the iconic King-Seabrook Chapel and Bell Tower (1974). In 2005, Huston-Tillotson College became Huston-Tillotson University.

### Parque Zaragoza

#### Criterion A: Significant Events

The Mexican American community lost access to its main greenspace, Guadalupe Park (now Republic Square), when families began the move to East Austin following the 1928 segregation plan. Community leaders petitioned for a new park and after numerous requests the City of Austin acquired 15 acres for development in 1931. Parque Zaragoza, named after the Battle of Cinco de Mayo hero General Ignacio Zaragoza Seguin, opened in 1933 and immediately became an important hub for community gatherings, dances, festivals, and recreation. The Parque Zaragoza pool was a favorite amongst the neighborhood children, and one of the only places Mexican Americans were allowed to swim due to racist segregation policies of the time. Baseball games were another popular pastime, and the lively games drew crowds of spectators. The recreation center was added in 1996 and features murals by artist Fidencio Duran honoring the community leaders that advocated for the creation of Parque Zaragoza. ★



Parque Zaragoza

Photo by Rama Tiru



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## Preservation Austin Awards \$17,000 in Winter 2023 Grant Cycle

**C**heers to another incredible batch of worthy preservation projects across our city! Preservation Austin's Winter 2023 grant cycle had the most applicants in the program's history, with nearly \$60,000 of funding requested. After careful consideration, our Grants Committee divided the available \$17,000 of funding amongst six outstanding projects. Preservation Austin is proud to support the valuable work being performed on 1106 E. 8th Street, the C.E. Johnson House, the Economy Furniture Strike Educational Sign, Southwind, the Travis Audubon Society's centennial historical marker, and Zeta Phi Beta's Thompson House.

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.

Since 2016,  
 Preservation Austin has  
 awarded **50** matched  
 & rolling grants:  
**12** Planning/Historic Resource  
 Survey/Historic Designation grants  
**12** Education grants  
**26** Brick & Mortar grants

This totals **\$196,922** that we've given back to our community.

### 1106 E. 8th Street | \$3,000 Brick & Mortar Grant

Home to the Cisneros-Hernandez family since the 1940s, five generations of Austinites were raised in the residence at 1106 E. 8th Street. The house, constructed in 1910, is a contributor to the Robertson/Stuart & Mair Historic District and adds to the character of this East Austin neighborhood. Candelario Hernandez, a long-time owner of the home at 1106 East 8th Street, served as the treasurer of Guadalupe Neighborhood Development

Corporation, a nonprofit affordable housing organization dedicated to preserving both the architectural and the cultural fabric of this community. A Brick and Mortar Grant

from Preservation Austin will support painting and wood cladding repair at this modest historic home with preservation-minded owners.

### C.E. Johnson House | \$3,000 Brick & Mortar Grant

The C. E. Johnson House, a designated Austin historic landmark, was built in 1905-06 and is listed in the National Register of Historic Places. The house is also a contributing structure in the Robertson/Stuart & Mair historic district and like the nearby home at 1106 E. 8th Street, it is an integral part of the historic fabric of this long-standing community. This restoration project will remediate deferred maintenance issues in order to further ongoing

*Continued on next page*



Photo by Preservation Austin

preservation efforts. Grant funding will support the professional repair of the historic wood windows which add to the historic character of this Austin Landmark.

### Economy Furniture Strike Educational Sign | \$2,000 Education Grant

The Capital Area Rural Transportation System (CARTS) has designed an interpretative sign to educate Austin residents and visitors about the Economy Furniture Strike, the largely untold story of a hard fought battle to unionize Mexican American workers in East Austin from 1968-1971. The strike led to a longer effort known as the Austin Chicano “Huelga” (struggle), and achieved national attention, becoming the turning point in the Hispanic community’s successful entry into local political leadership. CARTS’ interpretive sign will bring to light the story of the historically-disenfranchised Hispanic

community whose workers were being oppressed by the unfair labor practices of the Economy Furniture Company, yet

persevered, resulting in the first wave of Latino political leaders in Central Texas. Education Grant funding will be used to fabricate and install this interpretive sign at the Richard Moya Eastside Bus Plaza—public property directly across the street from the Economy Furniture site where workers once exercised their rights.

### Southwind | \$2,000 Brick and Mortar Grant

Located at 2411 Kinney Road, “Southwind” is the former residence and studio of notable Austin artist Seymour Fogel. The painter and sculptor made his home from what was previously a dairy barn which he painstakingly deconstructed, saving materials to reduce costs and maintain the building’s history and integrity. Over many years, and with the help of friends, Fogel crafted a residence, studio, and gathering place for artists, musicians and creative thinkers. The home’s current steward will use the Brick



and Mortar Grant from Preservation Austin to repair and repoint the limestone patio on the north side of the house, addressing drainage issues and halting further damage and deterioration of the stone patio and the building. The property’s outdoor spaces and setting contribute significantly to the site’s overall integrity, and this grant will ensure Fogel’s legendary living space is sensitively preserved.

### Travis Audubon Society | \$2,000 Education Grant

The site of historic Fort Colorado is today the property of the Travis Audubon Society and is known as the Blair Woods Sanctuary. The Travis Audubon Society plans to repair, recontextualize, and relocate a 1936 centennial historical marker from an unsuitable location on E. Martin Luther King Jr. Boulevard to the Blair Woods preserve. The current marker, which was recently vandalized, places emphasis on Manifest Destiny and uses problematic

language to describe Indigenous peoples. There is much more to the complex and dynamic narrative between settlers and Indigenous peoples at the site than this marker suggests. Education Grant funding will be applied toward moving the monument, restoring it, and providing a more inclusive



Photo by Teresa Johnson

MapWell Studio

Dewey C. Mears, University of North Texas Libraries

Continued on next page



Grants, continued from page 24

interpretation of past events to foster a better understanding of the history of East Austin for its diverse community.

### Zeta Phi Beta | \$5,000 Brick and Mortar Grant

Built in 1877 by painting contractor John W. Thompson and his wife Jennie L. Metz, 1171 San Bernard has been a fixture in the Robertson Hill neighborhood for over 100 years. Known as the Thompson House, the restrained Victorian residence with a distinctive porch was acquired by the Alpha Kappa Zeta Chapter of the Zeta Phi Beta Sorority in 1967. The sorority restored the building and it became Austin's first Black Greek letter house. The property became a City of Austin Landmark in 1977 and a Recorded Texas Historic Landmark in 1978. Minimally updated since the 1960s, currently the meeting house requires asbestos be removed before further repairs can commence. Grant funding



Photo by Jack Hawkins, O'Connell Architecture

awarded by Preservation Austin will support asbestos abatement at this treasured community landmark. ★

**Congratulations to the 2022  
Preservation Merit Award Recipients!**

We are proud to support those who continue to preserve Austin's unique history.

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## Check out our Self-Guided Tour of East Austin Barrio Landmarks!

Prepared by our Fowler Family Foundation Underrepresented Heritage Interns, this self-guided tour (and blog series) explores the vibrant Hispanic history found east of I-35. Through extensive archival research and outreach to important community members, the Barrio Landmarks project celebrates the historic and cultural significance of East Austin's Mexican American community.



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



# 2022 Preservation Merit Awards Celebration

**P**reservation Austin's 62nd Annual Preservation Merit Awards Celebration returned to Waterloo Greenway Conservancy's historic Symphony Square on December 1, 2022. Every year this joyful gathering gives us the amazing opportunity to honor the advocates saving, restoring, and interpreting our city's heritage, while educating our community about these efforts and achievements. Our 2022 recipients ranged from stunning restorations to stewardship and craftsmanship. We were thrilled to bring together nearly 200 guests to celebrate their work, and to give them the recognition they never sought but wholeheartedly deserve.

We are so grateful for the 2022 Preservation Merits Awards Jury who selected an incredible slate of winners. This year's jury included:

- Bradley Wilson**, Architectural Designer, Classic Constructors
- Brit Barr**, Preservation Architect, Texas Historical Commission
- Jennifer Carpenter**, Historic Preservation Specialist, Texas Department of Transportation
- Sarah Burleson**, Assistant Director of Development, Donor Engagement, and Events, Blanton Museum of Art
- Virginia Cumberbatch**, Rosa Rebellion Co-founder, Racial Justice Educator

This year's celebration could not have been possible without Preservation Austin's Development Committee who tirelessly fundraised for this event. We are indebted to our sponsors for their steadfast support of our organization, and to everyone who purchased a ticket and attended the event.

To learn more about this year's award winners, visit Preservation

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Austin's YouTube channel to catch the short videos we prepared celebrating each of our 2022 awardees. You can watch them by visiting [youtube.com/preservationaustin](https://www.youtube.com/preservationaustin) or by scanning the QR code. ★



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# PA Welcomes New Staff Members

**P**reservation Austin is thrilled to welcome new staff members and interns to our organization! Be sure to introduce yourself to these new team members at our next PA event!

## **Bliss Boaz**

**Membership Coordinator & Fowler Family Foundation Underrepresented Heritage Intern**

*What is your hometown and where did you go to school?*

I was born and raised in Little Rock, Arkansas. I graduated from The University of Central Arkansas with a BA in English and Marketing.



*Why are you excited about working with Preservation Austin?*

I am excited to be working with Preservation Austin because we share a common understanding of how important it is to use historical research to validate social challenges and create change. I look forward to learning more ways to sustain and preserve the history of the African American Austinites whose stories have been forgotten and to being able to honor and preserve their memory.

*What's your favorite historic Austin location?*

My favorite historic Austin location is Bethany Cemetery. I love doing research on cemeteries to give me an insight into

local history. It's amazing how you can reconstruct another person's life from a place that symbolizes the end of their existence.

## **Matthew Medina**

**Fowler Family Foundation Underrepresented Heritage Intern**

*What is your hometown and where do you go to school?*

My hometown is Houston, Texas. I attend to Texas State University where I major in History, and Minor in English.



*Why are you excited about working with Preservation Austin?*

I am excited to be working with a great organization like Preservation Austin and to hopefully gain experience working directly with communities to present a more representative historical narrative of Austin. Also, I am excited to expand my historical knowledge of Austin and Texas as we work on great projects. I am most excited to explore the history around desegregation in Austin. As we continue to deal with the complexities of race relations in Austin, and in Texas, it is always great to examine the history of how community leaders diffused some of the tensest times in the racial history of America. I am excited to learn more about the leaders who led this charge in Austin, and the organizations that helped them do it.

*What's your favorite historic Austin location?*

My favorite historic Austin location is Zilker Metropolitan Park. Most Austinites know it as a beautiful space of greenery right next to the sparkling Colorado river. However, its creation is rooted in the history of the New Deal. The Park, built by the Public Works Administration in Texas, represents a program that helped get Austin out of the Great Depression.

## **Sarah Anderson**

**Development Intern**

*What is your hometown and where do you go to school?*

I grew up in Huntington Beach, California, but my family has



since moved to the Dallas area. I will be graduating from the University of Texas at Austin this Spring with double majors in International Relations & Global Studies and Spanish, and minors in Middle Eastern Studies and Business.

*Why are you excited about working with Preservation Austin?*

I am very excited to work with Preservation Austin to continue uplifting underrepresented stories that shape the Austin community, as well as work to preserve the many beautiful historical features of this city we all have grown to call home.

*Continued on next page*

**What's your favorite historic Austin location?**

While there are so many amazing historic sites across the city to choose from, one of my favorites would have to be Dirty Martin's because of its uniquely pointed building design and nearly 100-year history of serving local Austin residents and UT students. Plus, their burgers and fried pickles really are amazing!

**Ryanna Henson  
Programs Intern**

**What is your hometown and where did you go to school?**

I was born and raised in Austin, Texas. I attended Trinity University in San Antonio, and graduated with a BA in Urban Studies and a minor in Architectural Studies.



**Why are you excited about working with Preservation Austin?**

History informs so much of how we live our lives. I am excited to work with Preservation Austin to highlight parts of Austin's past that are often overlooked, but which inform so much of the present day makeup of the city. I look most forward to interacting with and hearing people's stories. I believe that the opportunity to listen to the day to day of peoples' lives can do so much to inform us on why and how our city is the way that it is.

**What's your favorite historic Austin location?**

My favorite historic site in Austin is Barton Springs pool. The infrastructure blends in seamlessly with the landscape, and has been an oasis in the middle of an ever growing city for decades. ★

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youtube.com/user/preservationaustin

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**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 Fall and Winter winners!***

**November 2022: St. George’s Episcopal Church – 4301 N IH 35**

St. George’s Episcopal congregation organized in 1949 with the purchase of property south of today’s location at 38<sup>th</sup> Street and Basford Road. A relocated Army chapel served as the first church building. In the mid-1950s, the congregation purchased the current property along what was then East Avenue. The new church building, designed by the prominent Austin architectural firm of Lundgren & Maurer, was completed in 1957 and reflects a mid-century interpretation of the English Gothic style. Distinguishing features include the vaulted redwood ceiling of the sanctuary, native limestone walls, and contemporary stained-glass windows. Today, the St. George’s Episcopal Church campus includes the 1879 Wright House (a former farmhouse already on the property at the time of purchase), the 1960 Kleburg Hall (parish hall), and the 1966 St. George’s Episcopal School.

★ Winner: Angela Portier



St. George’s Episcopal Church

**December 2022: Top Notch Hamburgers – 7525 Burnet Road**

Established in 1971 by Ray and Frances Stanish, the iconic restaurant has been serving up “top notch” burgers, fried chicken, and onion rings to Austinites for over fifty years. In addition to receiving numerous “best burger” and “best fried chicken” awards, Top Notch also appeared in the movies *Varsity Blues* and *Dazed and Confused*.

★ Winner: Sarah Medwig



Top Notch Hamburgers

**February 2023: Delwood Duplex Historic District - Maplewood, Kirkwood, Ashwood and Wrightwood Roads**

Residents of Cherrywood will recognize the brightly colored duplexes bound by Maplewood, Kirkwood, Ashwood and Wrightwood Roads. The Delwood III homes were built in 1948 to accommodate moderate-income families in post-war Austin, representative of national housing trends of the era. Characteristic of mid century design, the homes are constructed of concrete masonry units and covered in stucco and painted, with light steel casement windows and often a freestanding garage. Each duplex contains two, 2-bed, 1-bath homes of about 900 square feet. The area retains a high degree of architectural integrity, with no demolitions and minimal intervention since their construction. It is the only remaining intact housing subdivision of its kind in Austin.

★ Winner: Heather Worleybird



Delwood Duplex Historical District



# Our New & Renewing Members

October 13, 2022 through March 10, 2023

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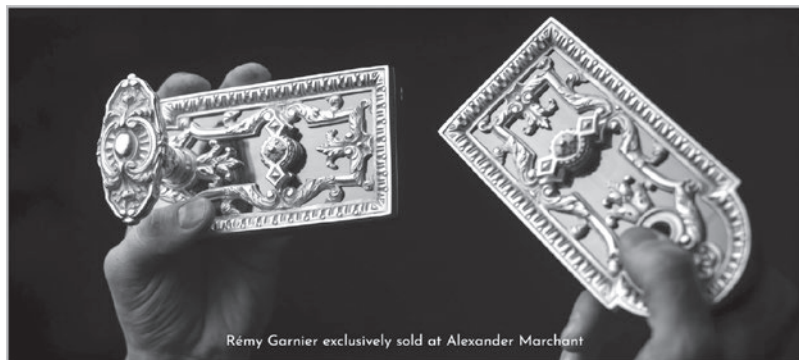
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## MISSION

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



## PA CALENDAR OF EVENTS • SPRING 2023

APR  
18

### 30th Anniversary Homes Tour VIP Preview Party

Our 30th Anniversary Tour offers a brand new way to engage with architectural enthusiasts and taste-makers! Introducing the debut of our VIP Preview Party, a curated, behind-the-scenes exclusive at one of our most charming featured homes. Find out more and buy your tickets now at [preservationaustin.org/events/2023homestour](http://preservationaustin.org/events/2023homestour).

APR  
22-23

### 30th Anniversary Homes Tour

Join Preservation Austin to celebrate three decades of remarkable programming with this two-day, citywide event showcasing eleven stunning residences across Austin. See Page 1 for more details and buy your tickets now at [preservationaustin.org/events/2023homestour](http://preservationaustin.org/events/2023homestour).

JUN  
15

### Summer Grant Cycle Deadline

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

NOW!

### 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.

### SCAN TO LEARN MORE

about our upcoming events,  
or visit . . .  
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