

Allen, Amber

From: Robin Willhoite [REDACTED]
Sent: Wednesday, September 6, 2023 9:41 AM
To: HPD Preservation
Subject: Review Case Number: PR-23-089804; GF 23-101931 4601 Chiappero Trail
Attachments: 4601 Chiappero Trl Flyer.pdf; Preservation Austin 2014_Spring.pdf

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Kalan Contreras:

Please acknowledge receipt of this email and routing to applicable personnel. Thank you.

Re: September 6, 2023 6 pm meeting

PR-2023-089804 – 4601 Chiappero Trl. – Discussion

Council District 7

Proposal: Total demolition Applicant: David Tucker City Staff: Kalan Contreras, Historic Preservation Office, 512-974-2727

Staff Recommendation: Consider whether the home's historical associations are sufficient for landmark designation; if so, initiate historic zoning. Should the Commission decide against initiation, release the permit upon completion of a City of Austin Documentation Package.

My name is Robin Willhoite. My father Warren A. Willhoite designed and built our family home at 4601 Chiappero Trail in the mid-century modern style. We moved into the new house in 1960 when I was one year old, and it remained our mother's residence until her passing in 2021.

In regards to the above referenced Review Case for consideration of the home's possible consideration for landmark designation, please see and consider the following entry in the Society of Architectural Historians *SAH Archipedia*:

"Just off W. 45th Street is one of the city's most intact enclaves of post-World War II modern houses. Local architect [Herbert C.] Crume designed many of these houses, which feature flat and low-pitched roofs over brick veneer and glass walls to reflect popular residential design of the era. The houses at 4601 Chiappero Trail (designed by Warren A. Willhoite) and 2600–2607 La Ronde Street comprise a group of single-family houses that are remarkable in their one-story, elongated modernist forms and remain largely unaltered."

Source:

<https://sah-archipedia.org/buildings/TX-01-AU85>

Also please see the attached real estate listing flyer which has some great pictures of the existing interior and exterior of 4601 Chiappero Trail.

A similar neighboring house in this rare enclave of Austin MCM style homes was featured in the Preservation Austin 22nd Annual Homes Tour and in their Spring 2014 issue, also attached.

Thank you for your time and consideration.

Feel free to contact me with any questions.

Robin G. Willhoite



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4601 Chiappero Trl, Austin, TX 78731

Welcome Home

Unbelievable mid-century modern home on a beautiful lot, hitting the market for the first time. This loving home was designed by the owner and built to the true specs of the time. Oversized lot that extends into (Hancock) Shoal Creek with huge live oaks and privacy throughout. Unlike anything in the area, ready for your modern touches. Don't miss your chance to own and revitalize this one of a kind home in a highly desirable area. Close to The Grove, Ramsey Park, dining/retail/entertainment with close proximity to Mopac yet tucked away in a community minded neighborhood.

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PRESERVATION — AUSTIN —

SAVING THE GOOD STUFF

Spring 2014 ★ Volume 18 No. 2



22nd Annual Homes Tour

AUSTIN 1964

22nd Annual
Homes
Tour

April 5, 2014
10am – 4pm



Dillard House, 4506 Crestway Drive

Preservation Austin proudly announces its 22nd annual Homes Tour to be held on April 5, 2014. This special tour will offer a snapshot of a transforming Austin, when Austin's first tech company Tracor made its initial public stock offering, a group of friends first gathered to celebrate Eeyore's Birthday Party, and a little honky-tonk named the Broken Spoke was built on the outskirts of town.

The spotlighted homes will pay homage to the city's modernist roots and honor some of Austin's premier mid-century architects. "Local architects were able to incorporate the hallmarks of the larger Modern movement with the particulars of the Texas climate and local materials to create a uniquely Austin Mid-Century style, says Tour lecturer and architect Riley Triggs. "We're fortunate to have some of the works of the leading local architects of the era featured on the tour, including Arthur Fehr, Herbert Crume, Roland Roessner, Harwell Hamilton Harris, and R. Earl Dillard."

Highlights of the tour include the Roland Roessner designed home at 3607 Balcones, which will soon

FEATURED HOMES

Dillard House

4506 Crestway Drive

Fehr House

5102 Ridge Oak Drive

Crume House

2603 La Ronde Street

Thorne House

3607 Balcones Drive

Cranfill-Beacham Apartments

1911 Cliff Street



Crume House, 2603 La Ronde Street

Continued on page 3

SAVE THE DATE

House Cocktails

Presented by Dripping Springs Vodka



Thursday, May 8, 2014

6:00 - 8:00 p.m.

Fiegel House (ca. 1890)

1600 Pennsylvania Ave., 78702

Featuring classic punches and
sherry cobblers.

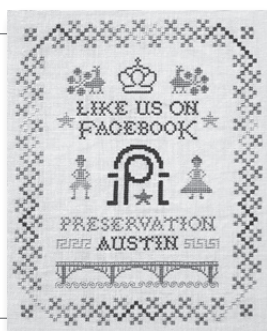
\$35 per guest

Preservation Austin is pleased to present a series of cocktail parties with a unique twist. Join us as we gather in beautiful historic homes and enjoy hand-crafted cocktails that match the house's era, served up by Alamo Draffhouse's award winning mixologist, Bill Norris.

Don't miss this spring evening on the wrap-around porch of this charming historic treasure. George Fiegel moved to Austin from New Orleans in the 1860's and bought what had been a shotgun shack at this address. The building was added onto through the years, and Fiegel lived here until 1905. Fiegel was a master builder for the Brenham family, and built all but one of the homes on the Bremond Block including what is currently the beautiful Classroom Teachers' Association building. ★

Get the earliest notice
of event ticket sales
and updates.

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www.facebook.com/
PreservationAustin](https://www.facebook.com/PreservationAustin)



PRESERVATION
— AUSTIN —

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AUSTIN 1964

22nd Annual
Homes
Tour

April 5, 2014
10am – 4pm



Thorne House, 3607 Balcones Dr.

undergo a restoration after new owners purchased it in an unmodified state. Architect Emily Little and her colleagues, who will be renovating the property, will be on hand to discuss with attendees the considerations for owners and architects when sympathetically adapting a historic home for modern use. Tour ticket buyers can also attend a 20 minute lecture on “The Principles of Mid-Century Modern Architecture” by Steve Sadowsky the day of the tour at 11:00 am, 1:00 pm and 3:00 pm at 3607 Balcones.

“Our intent is to raise awareness and appreciation of the incredible Mid-Century Modern resources in our city,” comments Homes Tour Chair Danette Chimenti. “We continue to lose these beautiful homes and neighborhood character from the increasing tear-downs. Just like with other important architectural styles, we must work to ensure the preservation of significant Mid-Century Modern properties to tell the complete story of Austin’s unique history.” Preservation Austin believes that one of Austin’s great assets is the

wealth of intact historic neighborhoods that stabilize and enhance our central city. The Homes Tour provides a valuable resource to our community by raising awareness and appreciation of these noteworthy neighborhoods by spotlighting. Attendees learn about our community’s history and architecture and witness how residents value older neighborhoods, preserving the qualities that made them special.

In association with the tour, we also presented the Homes tour Kick-off Party on March 13 at the vintage store Uptown Modern. Guests enjoyed drinks and nibbles, great Mid-Century shopping, and ticket give-aways, and free admission for homes tour volunteers. The advance tour lecture Mid-Century Design was held at Nest Modern on March 20, and featured John Allison. He outlined the hallmarks of mid-century modern interior design, with a focus on the seminal work of Thayer Coggin.

We will also present:

When Mid-Century Modern Came to Austin lecture

Thursday, March 27

6:00-8:00 p.m.

McGarrah Jessee

The Starr Building, 121 W. Sixth St.

Robert Summers will speak on the significance and preservation of the Seymour Fogel mural in the Starr Building, and Riley Triggs will discuss Austin’s unique take on Mid Century Modern architecture and the leading local figures in the movement. Guests will also enjoy a wine and cheese reception. Lecture starts at 6:20 pm. Free parking in garage for advance ticket buyers.

Tour and lecture tickets are available in advance on line. Tour tickets are also available (cash & check only) at the consignment locations: Nest Modern,

Continued on page 4

22nd Annual Homes Tour, continued from page 3

Mercury Design Studio, Tarrytown Pharmacy, Urbanspace Interiors, and Zinger Hardware & General Merchant, or on day of event at all the featured homes (credit card sales only offered at 2603 La Ronde). \$23 members / \$28 non-members/ \$23 Children 12 and under. To buy tickets or for more information on the tour, map, and FAQ, visit www.preservationaustin.org.



Fehr House, 5102 Ridge Oak Drive

AUSTIN 1964

Steering Committee

Thanks to the committee members who help promote and sell tickets to this event.

Tour Co-Chair

Danette Chimenti

Members

Rick Black

Amy Estes

Jay Farrell

Vicki Faust, Kimber Modern

Jennifer Marsh

John Mayfield

Kim McKnight

Trey McWhorter

Charles Peveto



Cranfill-Beacham Apartments,
1911 Cliff Street



Preservation Austin presents a monthly on-line Heritage Quiz. The first Friday of every month, we post on our Facebook page an image of an historic site in Austin. The first responder to identify the site wins a gift certificate to Cenote coffeehouse. Don't miss this opportunity for public glory and a gratis caffeine fix

★ Like us now at <https://www.facebook.com/PreservationAustin>



Congratulations to our recent winners to date, who correctly identified the following properties:



Harris-Carter House

603 Carolyn Ave. Winner: Michelle Slattery

The Harris-Carter house in the Hancock Neighborhood was built ca. 1921 by Sidon Harris, a prominent local attorney and real estate developer. Harris built several houses in the neighborhood and lived in this one for only a year, 1921-1922. He sold his holdings in the area to W.A. Harper and Samuel Hirschfeld in 1924, who subdivided and developed the Hancock Neighborhood. Harris platted adjacent neighborhoods such as College Courts. He had many real estate dealings in the 1910s and 20s and built himself several homes while developing adjacent property. Harper and Hirschfeld's subdivision was designed to attract middle-class families and those with University ties. Located on high ground west of Waller Creek, the subdivision developed slowly. As late as 1935, this was the only house on the south side of Carolyn Avenue. The house is an excellent example of middle class housing in Austin in the early 20th century. The American Foursquare style of architecture was designed for the middle class and featured roomy interior plans in houses proposed for city lots. The house features Classical Revival themes in architectural ornamentation while maintaining a simple overall composition and plan.



Alberto Garcia House

1214 Newning Ave. Winner: Michele Webre

Built in 1886, the Preston-Garcia or Alberto Garcia House is one of the first homes built by architect Samuel Preston, son of Jasper Newton Preston, designer of the Driskill Hotel and one of Texas' first licensed architects. The house, an eclectic Victorian, was sold that year to James Ford, a business partner of cattleman Jesse Driskill. Physician Alberto Garcia (1889-1962) and his wife Eva Carrillo (a nurse) bought the house in 1915. Garcia's fascinating life began in Zacatecas, Mexico. His parents allowed his and his sister's adoption by missionaries on behalf of the eccentric Dr. John Harvey Kellogg of Battle Creek, Michigan. In 1898, he was placed in Kellogg's orphan asylum. He went on to serve as a medical missionary in Mexico, though, he soon became a mining company doctor in Chihuahua. In 1911, he married Eva, who he had met earlier in Battle Creek. Traveling from Mexico back to New Orleans, they passed through Austin and, upon learning the conditions of medical care for Hispanics here, decided to stay. He became Austin's first Mexican-American physician. Dr. Garcia opened the first medical clinic to treat Spanish-speakers, took journalism classes at the University of Texas, and started La Vanguardia, Austin's first Spanish language newspaper, and a voice espousing workers' rights. The house was kept in the family until the mid-1980s when it was sold to the current owner who restored it. It is a City of Austin Historic Landmark. ★



DISTRICT DAYS AT HISTORIC DOWNS FIELD

FEATURING "PLAY BALL" - A CITY-WIDE CELEBRATION OF HISTORIC

DOWNS FIELD  MAY 9-11, 2014

Join Austin's African American Cultural Heritage District with the Downs Field Conservancy for District Days at Downs Field, a weekend of family friendly events culminating with *Play Ball*, a performance created by famed choreographer Allison Orr of Forklift Danceworks.

Play Ball will be a celebration of baseball and the vital role of Downs Field in both Austin's and our nation's baseball history. Featuring the Huston-Tillotson baseball team performing choreography derived from the movement of baseball, *Play Ball* will include cameo appearances by local personalities and "star players", theatrical lighting, and an original musical score composed by the award winning Graham Reynolds performed by notable Austin musicians.

Downs Field was home to the Negro Baseball League's Austin Black Senators and has seen the likes of baseball greats Satchel Paige, Willie Wells, Buck O'Neil, and Jackie Robinson. In 2013 the field was designated as a historic landmark by the Texas Historical Commission and today is home to Huston-Tillotson University's Baseball team, the Rams. The Conservancy as well as all of Austin is working to ensure this historic field will be available to future generations of ball players.

District Days events include Gala Fundraiser & opening night performance of *Play Ball* on May 9, District Day at Downs Field Saturday, May 10 with free family fun activities and free evening public performance of *Play Ball*, and free evening public performance of *Play Ball* on May 11.

For more information, visit www.aachd.org. ★



Austin's Black Senators, Austin's own Negro league team, played on historic Downs Field in East Austin.



Preservation Committee Update

by Lin Team and Caroline Wright, Co-Chairs

The Preservation Committee meets twice-monthly to discuss business brought to our attention by the public, architects, developers or planners needing assistance, PA members and staff. Members of the committee are restoration architects, historians, Realtors®, developers, planners, experienced neighborhood advocates, and other professionals with expertise in various aspects of historic preservation. We hear presentations from people who want our advice or endorsement, then discuss and sometimes debate the items that come to our attention. When a requested action fits PA's mission we recommend a position to the Executive Committee or Board. When the board adopts a statement or position, the committee takes that position to City boards and commissions and the City Council. The committee often works in cooperation with other organizations that share our objectives.

The following are just a few of the projects the Preservation Committee has worked on the last several months:

- Members of this committee were asked to provide expertise for the Shoal Creek Conservancy's Historic Bridges Committee in the areas of materials conservation, graffiti abatement, lighting and historic designation.
- Over the past year the committee has advocated for rezoning the Perry Estate to protect its historic resources. The rezoning was passed by City Council in January.
- A hotel project at 619 Congress Avenue was presented to the committee by a consulting restoration architect that was hired to confirm the existing building's non-contributing status to the Congress Avenue National Register Historic District and to guide architects in appropriate new construction in the district. The architect wanted to consult the Preservation Committee before taking the case to the Historic Landmark Commission. The committee was satisfied with the presenter's assessment and voted to take no action on the issue, other than to first contact the HLC Chair and to confirm that there were no other historic issues at stake that they were aware of, and to let them know the committee saw no conflicts in the presentation.
- For almost a year the Committee has advocated to maintain Historic zoning of the Dabney Horne house, a City Historic Landmark threatened with removal from its existing site by its current owners. In January City Council voted to uphold the Historic zoning and to uphold the Restrictive Covenant that stipulates the house should remain on its existing site.
- Committee members will meet with Council to request additional funding and staffing in the City Historic Preservation Office and to elevate its position within the Planning Department.
- Committee members have been in contact with the owner of the Sneed Homestead ruins which remains a City Historic Landmark but is under threat of neglect and redevelopment, and recently suffered from significant graffiti. Discussions with the owner are currently underway.
- Committee members are attending public meetings for CodeNext, the City's process for rewriting the Land Development Code to promote inclusion in the new code for rules that facilitate historic preservation, as well as allowing for creative ways to relate preservation with affordable housing and increased density.

As the City begins its process to implement the 10-1 Council, the Preservation Committee is forming a subcommittee on how to best advocate for historic preservation in the new districts. ★

Mid-Century Modern Architecture

By Steve Sadowsky, Historic Preservation Officer for the City of Austin

The end of World War II brought sweeping changes to the American architectural landscape. New building materials became readily available, tract-house suburbs were built in increasing numbers, and architecture exhibited a much more modern appearance. An influx of architects from Europe also began to influence the course of American architecture. Founders of the 1920s Bauhaus movement such as Mies van der Rohe and Walter Gropius emigrated to the United States to escape Nazi oppression, and brought with them their concepts of clean lines, angular compositions, and simple forms. The tenets of the Bauhaus blended with American architectural traditions, particularly the older Arts and Crafts as well as Frank Lloyd Wright's Prairie School, and evolved into what we call today "Mid-Century Modern" architecture. While this article will deal primarily with architecture, "Mid-Century Modern" also applies to many style philosophies of the post-World War II era, including furniture and interior design, which complemented the new architectural vocabulary. Mid-Century Modern houses are generally characterized by a low profile, horizontal composition, the

use of modern materials, particularly large expanses of plate glass, including sliding glass doors, angular shapes, open floor plans, and innovative design, especially for the roof, with oversized flared eaves and butterfly roofs as new forms that identify the style. Most Mid-century residential buildings are one-story, but many have changes in elevation within the house. They are distinctly different from their ranch house counterparts in terms of their complete lack of reference to earlier styles, such as the Colonial Revival. The idea behind Mid-Century Modern design was to create a new, fresh architecture, which, by its seemingly outlandish details, did not invoke the past. In fact, some of the best-known examples of Mid-Century Modern architecture focus on a complete break from the past – the terminal at the Los Angeles International Airport is probably one of the most futuristic designs of the style, and has been called "Jetson-esque" for its resemblance to outer-space architecture depicted in the 1960s

television cartoon series.

Mid-Century Modern architecture also reflected a new social philosophy in that the buildings strove to mesh the outside environment with interior living space. Large expanses of glass framed by thin structural members invited more contact with the outside, with the hope that residents would embrace a more active lifestyle if they were not hemmed in by solid walls that kept them from full appreciation and enjoyment of their surroundings. Open floor plans also promoted a more casual and integrated living experience in Mid-Century Modern homes – larger spaces could be used for a variety of purposes, rather than more traditional floor plans which designated certain rooms for particular activities. Modern construction techniques allowed architects to experiment with forms and materials. Steel framing, first used in Chicago skyscrapers at the turn of the century, was employed for Mid-Century



Taqueria Los Jaliscienses on US 290 East at Sheridan Avenue has a lotus-blossom roof, one of the more innovative and futuristic rooflines in Austin. The original windows for this Mid-Century Modern commercial building has had its windows replaced recently.

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Mid-Century Modern, continued from page 8

Modern buildings, and provided a means for creating the walls of glass and open floor plans that typify the style. Natural light was very important in Mid-Century Modern design; many buildings have glass in the typanae of roof gables to allow more natural light into interior spaces.

Austin, which had a large surge in population after World War II, is well-blessed with Mid-Century Modern architecture in a variety of building types: houses, churches, schools, and commercial buildings. The best-known examples are architect-designed, but housing development companies also built tract residences in Mid-Century Modern styles. Several of the most prominent architects in Austin in the post-war era specialized in Mid-Century Modern buildings, including Louis C. Page, Jr., whose own house on Kenmore Court is now a city historic landmark, and has the trademark use of innovative materials and large expanses of glass overlooking a verdant yard, Arthur Fehr and Charles Granger, who designed many Mid-Century Modern houses in West Austin, including Granger's own in Judge's Hill, and the old Robert Mueller Airport, A.D. Stenger, who custom-built many houses in South Austin, especially in the neighborhood west of Zilker Elementary School, John Saunders Chase, Austin's first African-American architect, whose masterpiece is the David Chapel Baptist Church at Martin Luther King Boulevard and Chestnut Avenue, and Leonard Lundgren, who had many residential designs in West Austin, but is probably best known for



The 1961 Sellstrom House, a Mid-Century Modern masterpiece designed by Leonard Lundgren for a prominent UT professor, was demolished in 2013 by an owner who objected to the steepness of the driveway. The house featured the flared eaves, use of stone and wood siding, and large windows, all hallmarks of Mid-Century Modern style.

the round Town Lake Holiday Inn, which was the tallest concrete building in the world at the time of its construction in 1964. Lundgren was one of the first native Austin architects to have a global presence, and his design sensibilities began here.

Mid-Century Modern architecture is found in almost every section of the city, with concentrations in Tarrytown along Scenic Drive and Balcones Drive, on Highgrove Terrace just west of the Mo-Pac Expressway, the Stenger houses in South Austin, and in the suburbs of Rollingwood and West Lake Hills. Windsor Park in northeast Austin and the neighborhoods east of Manchaca Road in South Austin are defined by their Mid-Century Modern tract housing, mostly built by the Nash Copus Corporation in the late 1950s.

Join Preservation Austin for its annual

Heritage Homes Tour this spring, featuring some of the best Mid-Century Modern designs in the city. Mid-Century Modern buildings are definitely worthy of our civic attention and appreciation – they represent innovative design, a look toward the future, and reflect a unique chapter in Austin's architectural sophistication.

Tour ticket-buyers can enjoy a 20 minute lecture by Steve Sadowsky on "The Principles of Mid-Century Modern Architecture" on the day of the tour at 11:00am, 1:00 & 3:00 pm at 3607 Balcones. ★



Sandra Kirk

A Witness to Austin's Tides of Change: An interview with Sandra Kirk

When families outgrew small post-war homes during the 1960s, many middle-class African Americans built new homes in areas just northeast of our original community. They were mostly educators and business owners. In 1962 my parents designed and built a new house at the intersection of Maple and Givens Avenues. Our Washington Heights neighborhood was a cluster of Mid-Century Modern homes, three of which were designed by architect John Chase, the first black to graduate from the UT School of Architecture. Our nearest neighbors were all long-time family friends, including the President of Huston-Tillotson, the Kealing Vice-Principal, other public school teachers and professionals.

Your mother and others in your neighborhood were leaders in Austin's black community. What was it like to grow up in that environment, especially during the civil rights movement?

My mother was a dynamic, active person in the community. Mother's friends included Dr. and Mrs. John King, the Andy Andersons, author and historian Mrs. Ada

Sandra Kirk remembers the first time she swam in Barton Springs Pool. It was the spring of 1960. And it was the first day the pool formally opened to African Americans. Growing up in East Austin from the 1940s through the '60s, Sandra learned valuable lessons about community service from her mother, Willie Mae Kirk, a community advocate and civil rights activist. She also learned the importance of speaking up from her father, Lee Andrew Kirk. A career military and postal employee, he and other African American parents demanded their children be allowed to participate that spring day in the annual Zilker Park outing for students at the newly integrated University Junior High School. Their advocacy contributed to the integration of Barton Springs Pool. Now retired after decades working in California and Texas as a counselor, writer and training professional, Sandra Kirk volunteers on preservation, planning and development issues. In addition to serving on the Board of Directors

for Preservation Austin, she also is a member of the city's Urban Renewal Board. And over the past eight years, she has served on the City of Austin Planning Commission, the Waller Creek Citizens Advisory Committee, the Live Music Task Force, and the Short Term Rentals Workgroup.

You grew up in two historically black neighborhoods in East Austin. What were they?

I grew up in what is now the East 11th Street District. We could see the Capitol and UT from our front porch on Olive Street. The black community lived essentially between East 7th and East 19th streets (MLK) to Airport Boulevard. East 11th Street was home to a small motel and the entertainment district where artists like BB King, James Brown, and Ike and Tina Turner attracted integrated crowds to our nightclubs. East 12th Street was home to shops, offices, a grocery store, and a theatre.

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Simond, and the Honorable Wilhelmina and Dr. Exalton Delco. These collaborators often supported each other in facing challenges of the day.

While AISD progressed through stair-stepped integration, there were simultaneous attempts to desegregate the whole city. My mother firmly believed in the wisdom of cultivating key players, and she crossed the racial divide to do so. Whether there was a new school board president, a police chief or a district attorney, Mother made sure she met that person on behalf of our community. When Ann Richards ran for governor, Mother hosted a reception at our house to give the African-American community an opportunity to meet Ann. Many people called on my mother to use her voice and her contacts to help resolve their problems, and she never failed to be outspoken on their behalf. I benefited from my mother's activism and my father's courage. Although I came into community service later in my life, I've certainly given my pound of flesh to the city of Austin.

You currently sit on the city's Urban Renewal Board. What current issue is the board engaged in?

We're attending to the revitalization of 11th and 12th streets east of IH-35. Inevitably, some conflicts of interest separate long-time and new residents when they perceive their needs to be different. Implementing a common vision, design standards, and master plans for the area is a very dynamic process. As a board member, I listen to every view and try to make the best decision one issue at a time.

Why is it important to be involved in the city's planning and development process?

Urban life in Austin has so many moving parts, and so many things to care about and become involved in. It's important to give input on big impact issues. Those of us who live in Central Austin have had a sweet lifestyle. Because of Austin's growth projections, the planning and development community wants to increase density in our urban core. We're convenient to downtown in single-family neighborhoods therefore we must carefully protect the investments in our homes. When you live in a neighborhood that's subject to development pressures, there is a constant barrage of applications for up-zonings and building projects. Change is partially exciting and of course we have to adjust to it, but at the same time we have to ensure that growth occurs in an organic way that does not place our quality of life at extreme risk.

My greatest concern is that as the city works so diligently to accommodate new people who are moving here that it devalues and displaces its existing population.

How does the city's growth especially affect East Austin?

In addition to Austin's influx of new residents, families who once fled the inner city in favor of the suburbs are now returning to avoid time consuming, costly commutes to work and entertainment. Because property appraisals and taxes have increased beyond the means of many homesteaders, East Austin is losing the affordability it held for decades. Many modest homes have been sold and demolished. As this existing

stock is depleted, long-time residents cannot afford the new units that replace them. Displaced working-class people are moving farther away from central Austin to more affordable areas beyond the city. So the turnover in residency is reducing East Austin's black population and creating a negative impact on the economic diversity of Central Austin.

Austin gains thousands of new residents a month. How does this affect historic preservation efforts?

Most new residents have no cultural or emotional attachment to our landmarks, particularly in East Austin. If we don't create local cultural districts and landmark our treasures (even those that may not be of the highest architectural value) that heritage will be lost in scraped earth. So, it is incumbent on us to preserve our unique built environment.

What is one of the biggest preservation issues in East Austin right now?

The Housing Authority has proposed to demolish Rosewood Courts and replace it with a mixed-use/mixed-income development. First occupied in 1939, Rosewood Courts was the first public housing project for African Americans in the nation. State Senator Lyndon Johnson secured its funding through his "War on Poverty" under the 1937 Housing Act. The majority of its current tenants have no awareness of or interest in understanding the historical significance of the Courts, which is also the site of the Emancipation Park where freed slaves gathered to celebrate emancipation in 1865. The most favorable outcome would be preservation (in entirety or portion) coupled with rehabilitation to contemporary standards. ★



Inherit Austin's 12th Annual EASTER EGG HUNT

The Contemporary Austin -
Laguna Gloria

April 12, 2014

9:00 - 11:00 am

Hunt starts 9:45 promptly

\$15 per child, Adults are free



Don't miss this beloved annual event with Egg Hunts for all ages, train rides, face-painting, and photos with the Easter Bunny.

Event will be held rain or shine. Sorry, no refunds. All tickets will be held at Will Call at the event. Limited tickets available, with sales open first to Inherit Austin members.

For info on sponsorships, tickets, and event details, visit preservationaustin.org.

Questions? Contact event chair Bergan Casey at bncasey@austin.rr.com. ★



INHERIT AUSTIN'S purpose is to cultivate a new generation of PA members by hosting social, cultural and educational events that appeal to young singles and married couples and families.

We are committed to the same vision and mission as Preservation Austin - preserving Austin's architectural and cultural past by not only protecting the city's important landmarks and historical fabric, but safeguarding its unique character as well.

Annual membership dues in Inherit Austin include all the benefits of PA membership, plus additional Inherit Austin member-only events. Recently, membership fees for IA members have been lowered to appeal to a wider audience.

New Inherit Austin membership dues rates are Individual \$65 /Couple \$90



Education Committee Update

By Shelly Hemingson, Chair

The Education Committee has continued to plan and implement exciting fundraising events and engaging workshops, and organize opportunities to raise awareness about preservation issues. Recent past events the Education Committee volunteered their time for include the Green Your Historic Home presentation in January and the House Cocktails event in February. Look for our Education Committee members as volunteers for the upcoming events leading up to, and including, our April Homes Tour.

In addition to events, members also actively seek out community partnership opportunities such as with the East Cesar Chavez Neighborhood's Tejano Trails, and they offer their expertise to neighborhood Local Historic District groups as volunteers. The committee is also planning for our next topic in the Green Your Historic Home presentation series and will soon form subcommittees to enhance PA's social media presence and to begin work on the next Historic Austin Tours for iPhone.

Our Education Committee covers a wide breadth of activities that keep Preservation Austin in the public eye and promote our mission of historic preservation outreach. When you see a volunteer who serves on that Committee, extend a quick word of thanks!

To join this committee, contact Angela Reed, Preservation Program Manager, at angela@preservationaustin.org. ★



Get Involved!

PA is currently recruiting members for our Education, Preservation & Development Committees

Education Committee: Develops and presents programs and events, builds community partnerships with preservation projects, and creates opportunities to educate the PA membership and general public on preservation issues. Activities include developing the Historic Austin Tours app, working with neighborhood groups on special projects related to preservation, organizing lectures, workshops, trainings, and the Holiday Candlelight Tour. Contact Angela Reed, angela@preservationaustin.org or 512-474-5198 ext. 7724.

Preservation Committee: Provides advocacy, makes recommendations for PA policy positions regarding preservation issues and projects, and forms partnerships with other neighborhood or preservation groups working on preservation issues. Members of the committee are restoration architects, historians, realtors, developers,

planners, experienced neighborhood advocates, and other professionals with expertise in various aspects of historic preservation. Qualified PA members are invited to submit a resume or summary of experience for consideration to angela@preservationaustin.org.

Development Committee: Assist in our fundraising efforts, including soliciting donors, sponsors and memberships, writing grants, devising and implementing fundraising initiatives. Contact Jacqui Schraad at jacqui@preservationaustin.org or 512-474-5198 ext. 7728 to sign up.

Visit our website for additional opportunities. ★

Course Offered on Buying and Selling Historic Properties



Commodore Perry Estate

Save the date, May 29th, 2014, for this year's course on Buying and Selling Old Houses, to be held at the Ragsdale Center of St. Edward's University. The purpose of the course is to enable REALTORS® to enhance their effectiveness in serving clients who consider buying or selling old houses. This course is also open to homeowners who want to understand better their old house.

The course covers the history of Austin's residential architecture, the processes and practices of historic

preservation, special techniques for marketing and selling historic properties, design considerations for remodeling historic houses, and the economic effects of preservation. With improved understanding of these topics, REALTORS® also will be able to more responsibly represent their profession in ongoing community dialogues about historic preservation issues.

Although the day-long event is designed as a continuing education course for REALTORS® who will receive

8 hours of MCE credit, the public is also welcome to attend.

Stay tuned to Preservation Austin's events page on their website, www.preservationaustin.org, for more information as we develop this year's curriculum and details.

\$90 Tickets will go on sale in late April. ★



PIONEER FARMS GAZETTE

NEWS BRIEFS FROM THE MONTHLY NEWSLETTER OF CENTRAL TEXAS' PREMIER LIVING HISTORY PARK.

SPRING STAMPEDE.

SPRING BREAK DAY SHOWCASES LIFE ON TEXAS FRONTIER.

Special to the Gazette.

Our special Spring Stampede Days on Friday-Sunday, March 14-16, will make visitors feel like they're living in "Little House on the Prairie," the quintessential story of pioneer life.

Activities ranging from historical reenactments and demonstrations, new exhibits, live music and more will run from 10-5 each day, celebrating the first Day of Spring.

See PioneerFarms.org for details about special surprises planned each day.



Pioneer Farms

Even our Longhorns will stampede to this fun event.

SPIRITS GHOST TOURS TO EXPLORE OUR NIGHT APPARITIONS IN APRIL.

Special to the Gazette.

You'll soon be able to explore the unexplained apparitions and haunting spirits that inhabit some of our historic sites — from the cowboy that leans on a fence that no longer exists to ghosts that inhabit our 1850s Bell House.

Spirits Ghost Tours of Austin will conduct two forays into the Pioneer Farms afterworld on Friday and Saturday, April 4 and 5, from 7 p.m. until 1 a.m. each night.

Tickets are \$29.99 each. More details at SpiritsGhostTours.com.

MORE AT PIONEERFARMS.ORG:
NEW NATURE, HISTORY PROGRAMS OFFERED
VICTORIAN MOTHER'S DAY HIGH TEA SLATED
WESSELS HALL GETS PAINT, MORE
NATIVE SPRING BLOOMS A GREAT SHOW



Pioneer Farms

Excited children line up at the starting line last year.

SUNRISE SERVICE, BIG EGG HUNT SLATED FOR EASTER SUNDAY.

Special to the Gazette.

Easter weekend will bring a variety of old-fashioned events at Pioneer Farms.

At daybreak on Sunday, April 20, Holy Word Lutheran Church will hold a Sunrise Easter Service in our Sprinkle Corner town square, just like the ones that Texans used to celebrate in the late 1800s along Walnut Creek in this area. Admission to the service is free.

That afternoon, the city's largest Easter Egg Hunt will take place, with starting times staggered for younger children.

Crafts, historical activities for families and horse rides will also be offered. Bunnies (real and stuffed-toy variety) will be available for petting and (the latter) for purchase.

TONKAWA CAMP COMES BACK WITH NEW EXHIBITS AREA, DETAILS.

Special to the Gazette.

Our 1840s Tonkawa Encampment historic site along Walnut Creek is coming back to life with new details and exhibits after a destructive October flood.

The site has been cleaned and expanded to its 1840s size, and new tipis and other structures going up in what promises to be Central Texas' most authentic early-Texas site.

Our volunteers have been working overtime to get the site back in shape, allowing visitors to see how such camps were set up more than a century ago.

**VISIT PIONEERFARMS.ORG TO READ THE GAZETTE
EACH MONTH FOR LATEST NEWS ABOUT TEXAS'
LARGEST GRASSROOTS HERITAGE
PRESERVATION PROGRAM**

HISTORIC MOTHER GOOSE TALES COME TO LIFE IN SPECIAL FESTIVAL ON MAY 3.

Special to the Gazette.

Characters from the historic Mother Goose fairy tale will occupy our historic sites in a special festival for children of all ages on Saturday, May 3.

Humpty Dumpty, Jack and Jill, Little Bo Peep, Jack Be Nimble, Mary Mary Quite Contrary and other characters from the storied fable that was popular in the 1800s will all be present. So will music, food, a maypole, crafts, a petting zoo and other fun activities.

Watch PioneerFarms.org for ticket information and more details. And mark your calendars to not miss this unique special, family-fun event.



MotherGoose.com

The Mother Goose story will come to life in a May event.

FAMED RE-ENACTOR GROUP HOSTS MEGA-MUSTER ON MARCH 1.

Special to the Gazette.

The famous Texas Rifles re-enactor group brought nearly 100 impeccably costumed militiamen from the 1800s to Pioneer Farms on March 1 as part of their regional Muster Day. The large crowd of visitors were thrilled.

The group camped near the Sprinkle Corner entrance village and at our historic home sites in 1800s tents. There was musket shooting demonstrations, formation marches and demonstrations all day.



Our New & Renewing Members



Many Thanks

Contributor ★

Mark Ashby
Robert Bagwell
Joan Burnham
Richard Cleary
David Crain
Randy Dalton
Noel Freeze
Stanley Graves
Elizabeth Hall
Dudley Houghton
Cindy Hunter
Greg Joyce
Jane Karotkin
Teddy Kinney
Linda MacNeilage
Mary McRee
Eugenia Miller
Jan Moody
Beth Reese
Mickie Spencer
Trudy Spencer
Susan Tarlton Ellis
Mary Helen Walcutt
Jordan Walker
Michele Webre

Family/Dual ★

Ron & Linda Barnett
Christie & Roger Binkley
Ann Marie Fikes & James Carter
Ernesto Cragolino
Matthew Easterling
Eugene & Brenda Foster
Keli & Jan Garcia Sotelo
Inga Overstreet & Jennifer Graf
Tracey & David Hime
Phyllis & Rusty Horn
Christine and Ted Huston
Drew Marye
Ethelynn Beebe and Susan Morgan
Nan & Gary Overbeck
James Moore and Penny Pehl
Judith Shipway
Mickie Spencer
Trudy Spencer
Nicholas & Elizabeth Steinour
Mary Baughman and David Sullivan
Hillary & Robert Summers
Colleen & Brad Theriot
Debbie Utley
Bob & Angela Ward
Lara Weber
Paige & Larry Warshaw
Will Klemm & David West
Daniel Parkhurst & Selina Yee
Sharon Fleming & Al York

Business Member ★

Carolyn Grimes, Coldwell Banker
Trust Realtor
Betty Saenz, Realtor Historic
House Specialist

Inherit Austin ★

Voltaire Casino
Julia Clarke
Madeline & Matthew Clites
Margaret Demirs
Jennifer Dyer
Ilse Frank
Tenaya Hills
John Hindman
Gina Lee & Basil Jamison
Paul Le
Kendall Levy
Scott Marks
Terri Myers
Frank Ordia
Forest Pelton
Kay Planting & Ken Pfluger
Jenny Phillips
Todd Sanders
Kelley Sandidge
Jason Snell

Friend ★

Marilyn & Sam Calliham
Carlos & Nancy Puentes
Fran & George Ramsey
Chris & Jaime Thomas

Partner ★

Elana Einhorn & Will Andrews
Rick & Cindy Black
Barbara Bridges
Colleen & Maralyn Hare
Wynnell Noelke
Brad & Heather Patterson
Susan Pryor
Judy & Rudy Robinson III
Blake Smith
Pat & Bert Tate
Grant & Margot Thomas

Patron ★

Julian Read



Downtown Austin Neighborhood Association

Discount Membership Offer



The Downtown Austin Neighborhood Association (DANA) is kindly offering a special discounted rate for Preservation Austin members. A year-long DANA membership includes 10 happy hours, a special holiday party at a swank downtown location, downtown quality of life advocacy committees, and all the latest news about downtown activities. Membership is usually \$25, but they have set up a special promo page and code so that PA members can join for just \$15.

Take advantage of this great offer at <http://www.downtownaustin.org/discounted-membership/> ★



**PRESERVATION
— AUSTIN —**

P.O. Box 2113
Austin, TX 78768

www.preservationaustin.org
info@preservationaustin.org

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PA CALENDAR OF EVENTS • 2014

**MAR
27**

When Mid-Century Modern Came to Austin lecture,
The Starr Building, 121 W. 6th St., 6:00-8:00 p.m.,
\$15 per person.

**APR
5**

“Austin 1964!” Homes Tour
10:00 a.m.-4:00 p.m. \$23 Members/\$28 Non-Members.

**APR
12**

Inherit Austin’s Easter Egg Hunt,
Laguna Gloria, 3809 W. 35th St., 9:00-11:00 a.m.,
\$15 per child, adults free.

**APR
28**

Historic Landmark Commission Meeting
7:00 p.m., Austin City Hall. Please call 512.974.3530
for more information.

**MAY
8**

House Cocktails at the Fiegel House,
1600 Pennsylvania Ave., Tickets \$35. SAVE THE DATE.

**MAY
19**

Historic Landmark Commission Meeting
7:00 p.m., Austin City Hall. Please call 512.974.3530
for more information.

**MAY
29**

Buying & Selling Old Houses
Day-long training course, Ragsdale Center at
St. Edwards University, \$90. SAVE THE DATE.

**JUN
23**

Historic Landmark Commission Meeting
7:00 p.m., Austin City Hall. Please call 512.974.3530
for more information.

★ Tickets to Events available at:
www.preservationaustin.org or 512-474-5198.