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# PRESERVATION MERIT AWARD RECIPIENTS



Photo by Andrea Calo

## Avenue C Redevelopment

◆ David Rudick, Emergence

Texas Realty

Preservation Award for Infill and Addition

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

## Barrow House

◆ Chris Hyams &

Lize Burr

Preservation Award for Rehabilitation

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



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

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## Buaas House

◆ 806 Baylor LLC

Preservation Award for Restoration

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



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

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Photo by Paul Finkel



### Five Yard House

◆ Thomas Bentley & Carol Rylander

Preservation Award for Rehabilitation and Addition

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

### GOODMAN BUILDING

◆ Blue Cross Blue Shield of Texas  
Preservation Award for Rehabilitation

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



Photo by Charles Peveto

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

### A. J. JERNIGAN HOUSE

◆ Michael & Maureen Metteauer  
Preservation Award for Rehabilitation and Addition

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



Photo by Leonid Furmanskyy

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

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Photo by Leonid Furmansky

## Wende Bungalow

◆ Harmony Grogan & Jacob Scheick  
Preservation Award for Rehabilitation

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

# STEWARDSHIP AWARDS

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

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



Photo by Jessica Attie

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

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

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Photo by Leonid Furmansky



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

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

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

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



## SPECIAL RECOGNITION AWARDS

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

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

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

Photo by Cyrus Yerxa



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