

# MID-CENTURY MODERN

Bringing sustainability while preserving history

By Gretchen Eichenberg  
Photos by Breanne Johnson, [breannejohnsonphotography.com](http://breannejohnsonphotography.com)

Built in 1961, this classic mid-century modern brick home in Cameron Park has only housed two owners. Architects Robert S. Braswell and William P. Davis designed the 2,100 square foot one-story, three bedroom, two bath home on a raised .64-acre lot. With its flat planes, large windows and views of the outdoors, the home is known as one of the only true mid-century homes in the neighborhood.

The current owners, who consider themselves preservationists, chose to modernize the home while honoring its classic and historic mid-century architecture. In January 2020, it was gutted to the studs and was mostly completed that July.

The ceilings were raised in

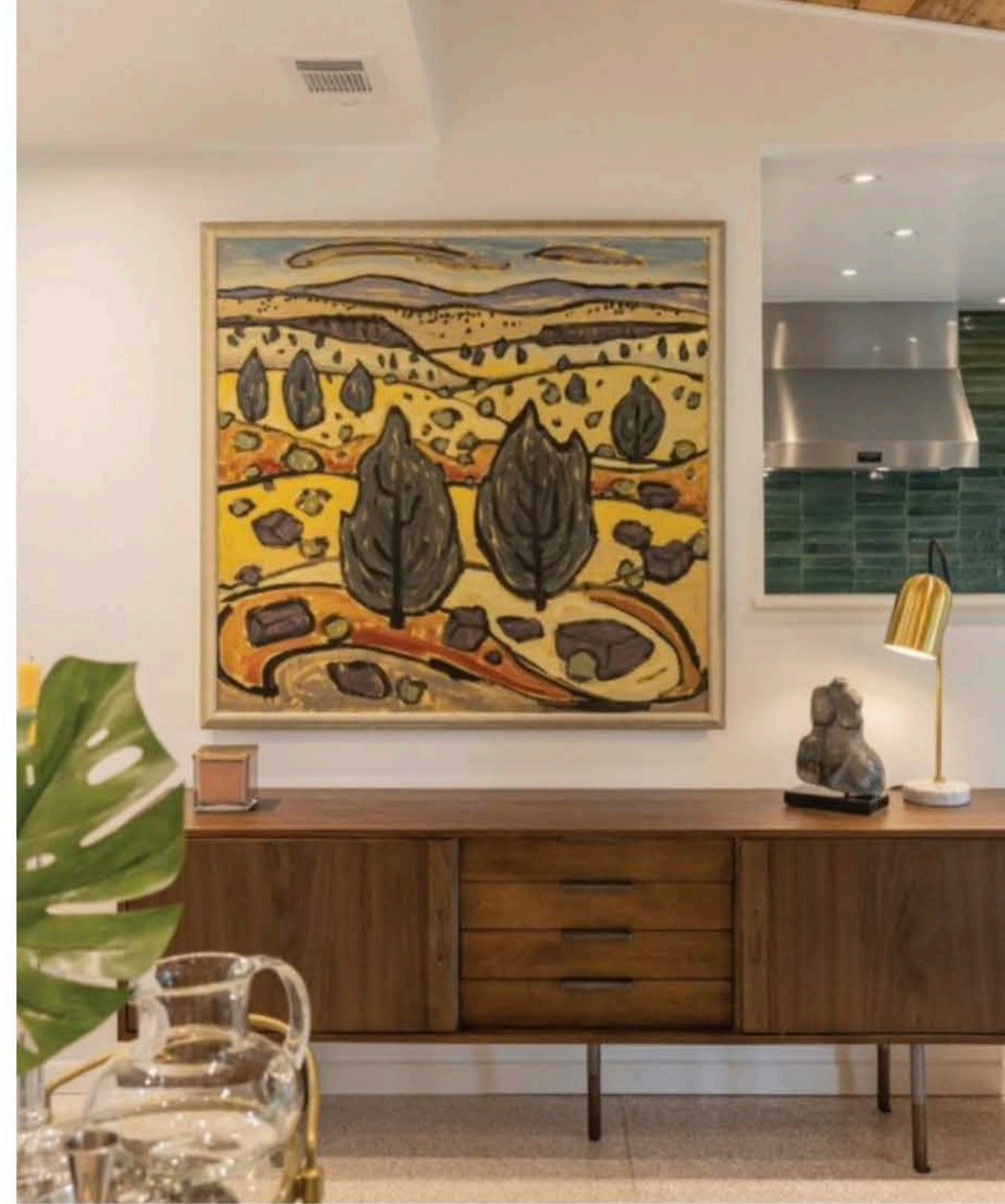
the family and living rooms to a pitch, more in keeping with a traditional mid-century home — and then covered in tongue and groove cedar. Part of a brick wall that separated the family and living rooms was removed to create a more open traffic pattern.

The galley kitchen was reconfigured and a pantry space was created in the garage. A set of large windows was added at the end of the kitchen to match the windows in the front of the home. Another set of windows in the primary bedroom was installed to bring more light into the room, as well as to match a similar set in the office. A new window was also added in the primary bathroom.

The homeowners also made certain choices to

Below: Originally built for Arnold and Patsy Keen by William P. Davis and Robert S. Braswell, III, this 1961 home is said to be the only true example of mid-century modern in the neighborhood. Opposite: The dining room features a vintage table by Lucien Rollin and late 20th century dining chairs by Cantilever Z of Design Institute of America, sourced from Velvet and Chrome in Birmingham, Ala.





Above, left: In the breakfast nook table: A round table by Jonathan Adler and four gold chairs offer the perfect spot for coffee with a view. The light fixture is by Nelson Saucer Bubble, designed by George Nelson for Herman Miller and purchased at Design Within Reach. Above, right: The galley kitchen was reconfigured, making it more spacious and a set of large windows was added to bring in more light and to match the windows in the front of the home. High end, but energy efficient appliances were installed for convenience and the original cabinetry was preserved. Opposite, clockwise from top left: Above a credenza purchased from Magnolia Home hangs a painting called "Eastern Oregon" by Pamela S. Greene. In the family room, a contemporary white coffee table by Made Goods is surrounded by mauve recliners by Lee Industries, both purchased at James + Reid and a brown sofa sources from Honey's Home + Style. The geographic print carpet is by The Novogratz. DougFir, the dog of the house, peeks around a double-sided fireplace with a painting called "Abstract" by Phil Sylvester hanging above. The floor lamps also are from Honey's.

lessen the environmental impact of the residence with a vision of sustainability at the forefront of the plans.

Inside, all the single-pane windows were replaced with energy efficient, aluminum clad wood windows and an aluminum sliding door was swapped with French doors to the patio. Energy-efficient gas HVAC systems and foam insulation were installed throughout the house.

Cabinets were reconfigured into such things as new, wall-hung bathroom vanities and repurposed

kitchen/pantry cabinets. Pocket doors and bi-fold doors were reused, as well as original Lucite knobs.

LED can lights were added throughout the house and a light-colored metal roof was installed to reduce heat gain. Original mahogany wall paneling was reused. The existing terrazzo flooring was ground and polished, while large format terrazzo tiles and hardwood flooring were added throughout.

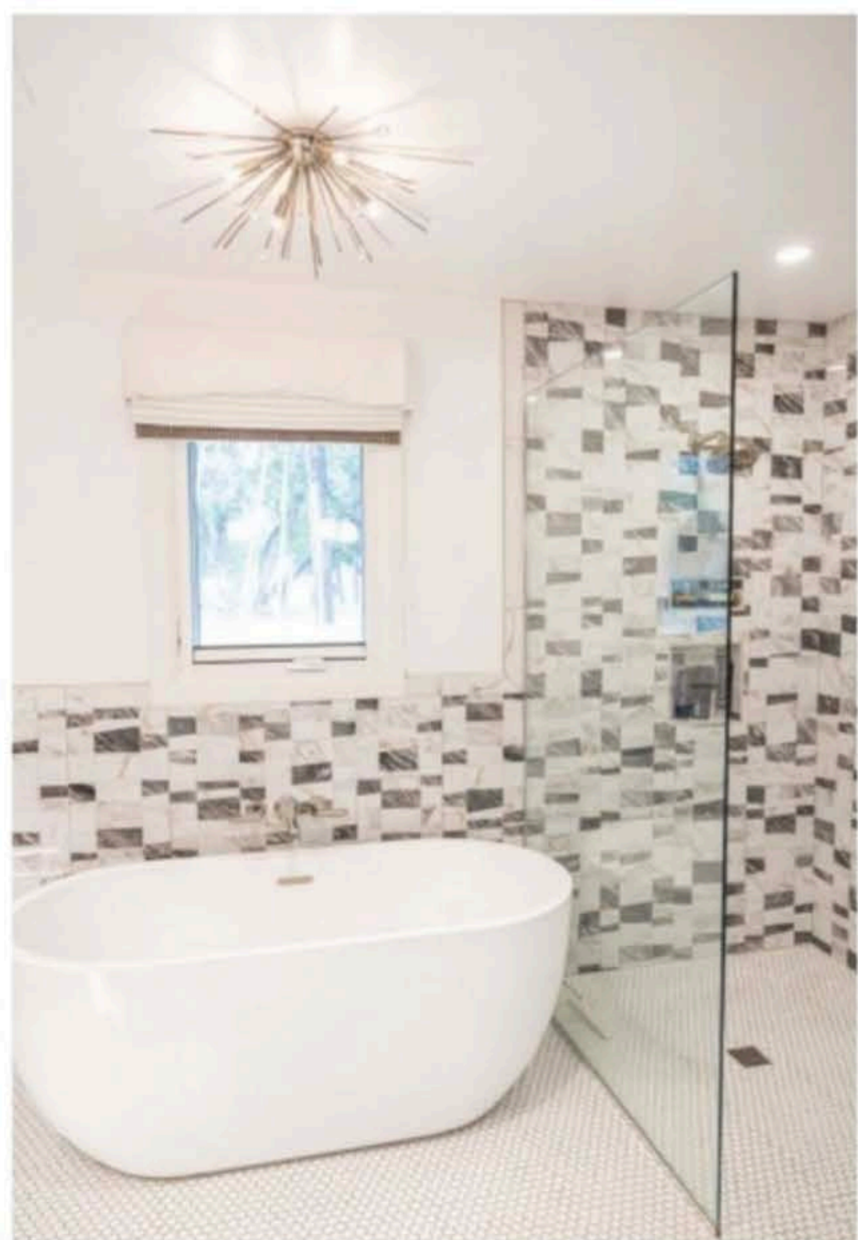
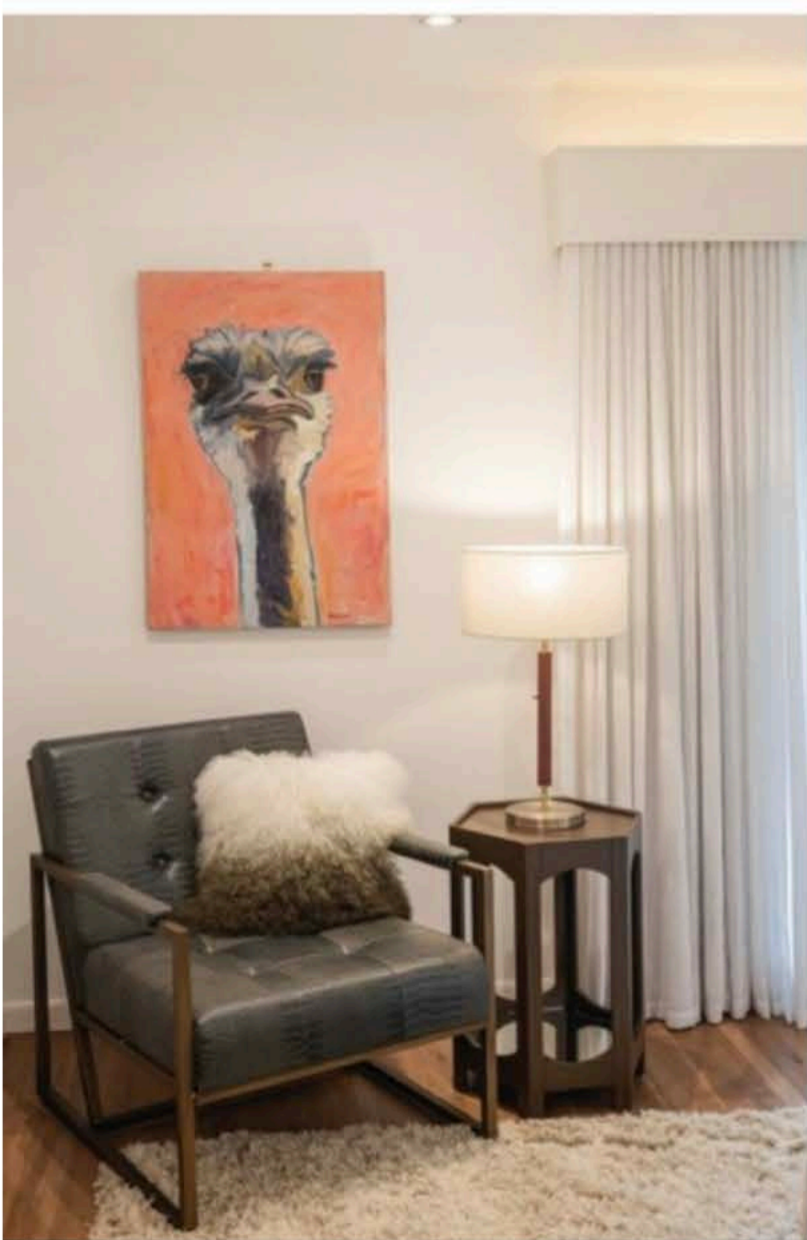
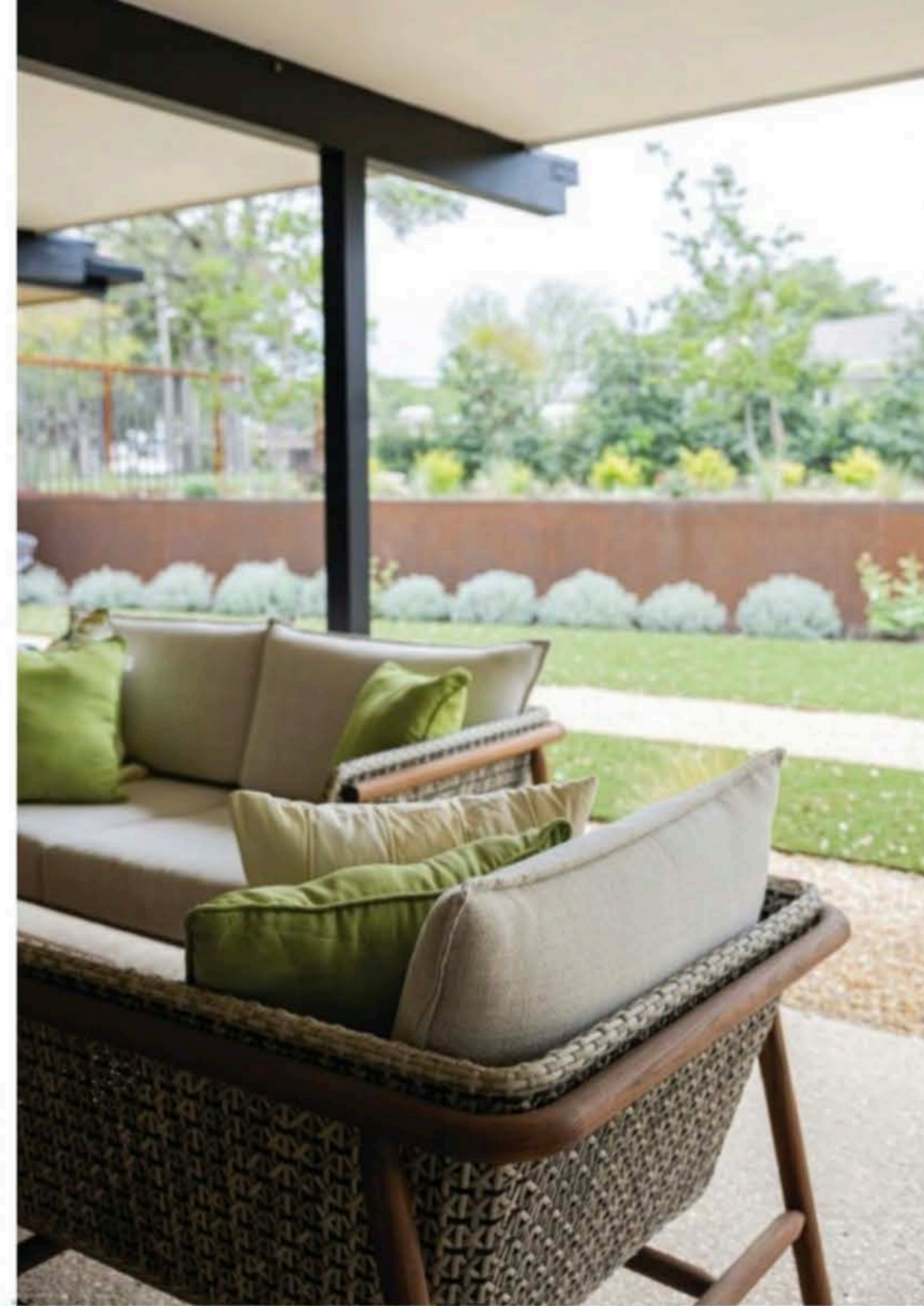
Outside, the goal was to make the space more environmentally appropriate for Texas heat. To that

end, one half-acre of lawn was ripped out to reduce water use and cost.

The landscape was redesigned to include drought-tolerant plants, a steel retaining wall to reduce runoff, gravel areas for permeable space, native grasses and a drip irrigation system.

In all, this home remodel was executed with historic preservation in mind, modernizing both the interior and exterior while celebrating the classic mid-century architecture.





Above: Clockwise from top left: The original color pencil rendering of the home hangs in the guest bedroom. Fresh white linens with a pop of color cover a platform bed frame by CB2. The primary bedroom was made light and bright by the addition of energy-efficient windows behind the bed. A green chair and ottoman by Jonathan Adler make a cozy reading spot. The master bathroom went from small to spacious with the addition of a freestanding tub and open shower. Back in the guest room, a painting called "Ostrich" by Ann Kodesch hangs over a chair and vintage gate-leg table Vintage, sourced from Studio Grocery. Opposite, clockwise from top left: A shaded patio area looks out onto an outdoor space that incorporates drought-tolerant plants, like lavender and native grasses which reduced the water bill from \$500 a month, at its worst, to \$100. DougFir, a shar pei who hails from the Pacific Northwest, watches over his domain and is gradually adjusting to the Texas heat. With both a living and dining area outside, there's plenty of room for entertaining guests.