

Austin Convention and Visitors Bureau/Historic Landmark Commission Fall 2013 Grant Application Summary

Grant Applicant: German Texan Heritage Society

German Free School

Address: 507 East 10th Street, Austin, TX 78701

Project Summary: Protection against moisture damage to supporting rock walls.

Requested Grant Amount: \$ 4,760.00

Matching Funds/In-Kind: \$ 400.00

Previous Grants Received:	\$	8,525.00	Fall 2010	Restoration of Iron Railing
	\$	10,845.00	Spring 2011	Window Repair & Weatherization
	\$	8,800.00	Fall 2011	Porch Restoration
	\$	28,170.00		

Historical Significance Summary: The first school in Austin chartered by the Texas Legislature, opened in 1858. The 1857 building with rammed earth outer walls contained two classrooms and a basement. About 1872, a two-story limestone section was added to provide for four additional classrooms. The school closed in 1881 with the advent of Austin's public school system. The building, damaged in a 1919 fire, remained in use as a single and multi-family residence until 1991. One of only 30 "Preserve America Stewards" in the nation.

Tourism Impact: Between 3,000 - 5,000 people visit the Free School each year. They host traditional Maifest and Oktoberfest celebrations and want to build a performance stage for rental for other events such as theatre, concerts or parties, including for the German visitors who come during SXSW. One of only 30 "Preserve American Stewards" in the nation - good publicity.



GRANT APPLICATION

Austin Convention and Visitors Bureau
Attn: Julie Hart, VP Finance & Operations
301 Congress Avenue, Suite 200
Austin, Texas 78701

Phone: 512-583-7205 Email: jhart@austintexas.org

DATE: August 1, 2013

HISTORIC PROPERTY AND ADDRESS: The German Free School
507 E 10th St. Austin, TX 78701

APPLICANT'S NAME: German Texan Heritage Society (GTHS)

APPLICANT'S ADDRESS: PO Box 684171 Austin, TX 78768

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: Same

TAX I.D. NUMBER/TAX STATUS: IRS EIN Nonprofit 74 2020973

PERSON PRESENTING REQUEST/CONTACT PERSON: Charles Locklin, GTHS

ADDRESS: GTHS, PO Box 684171, Austin, TX 78768 TELEPHONE NO. 512-415-2407 ^{Treasurer}

E-MAIL: chlocklin5@austin.tx.com FAX NUMBER: 512-467-4574

PROJECT NAME: Protection Against Moisture Damage to Supporting Rock Walls

DESCRIPTION OF PROJECT - PLEASE SUMMARIZE THE PROPOSED PROJECT. (IF DESIRED, APPLICANT MAY ALSO ATTACH AN ADDITIONAL SHEET MORE FULLY EXPLAINING THE PROJECT AND THE REASON FOR THE GRANT REQUEST.)

Rock walls structure of the GFS building have developed large cracks (separations) that is allowing rain and other water to enter and thus ultimately weaken the structure. Sealing and drain holes are needed. Additionally two windows on the West side are at ground level and require water barriers

PLEASE LIST HISTORIC DESIGNATIONS OF THE PROPERTY, AND IF LOCATED WITHIN A NATIONAL REGISTER OR LOCAL HISTORIC DISTRICT (PLEASE SPECIFY WHICH DISTRICT), AND IF THE PROPERTY IS CONTRIBUTING:

GFS historic building, 1857, Located in Red River Historic district (Tourist area), Designated Austin Historic Landmark, 1956
TX Historical marker, 2002, Preserve America designation 2010

AMOUNT OF FUNDING REQUESTED: \$4,760.00 (best of three bids)

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: Will request 10% discount on total cost based on scheduling availability, etc.; also will solicit donations to reduce the total by up to \$400.00

DO LIENS EXIST AGAINST THE HISTORIC PROPERTY? () YES (X) NO

IF YES, DESCRIBE THE LIENS AND AMOUNTS: _____


(OWNER OR AUTHORIZED AGENT, AND TENANT IF APPLICABLE)

REQUIRED ATTACHMENTS:

- 1) **TOURISM JUSTIFICATION:** Include substantiation of contribution to the tourism industry in Austin (i.e., annual summary of out of town visitation, copies of promotional material, list of promotional activities, hours of operations, tours provided, etc.).
- 2) **HISTORIC DOCUMENTATION:** Historic photograph(s) or other documentation (especially those showing the elevation(s) of the historic property where restoration, alterations, changes, and/or improvements are planned).
- 3) **CERTIFICATE OF APPROPRIATENESS FOR CITY DESIGNATED LANDMARKS AND LETTER OF APPROVAL FOR STATE DESIGNATED LANDMARKS:** Proof of approval for historic property alterations, if required. NOTE: If an approval is required, the Preservation Agreement with ACVB will not be executed until such documentation has been issued and provided to ACVB.
- 4) **PROJECT BUDGET:** Applicant must include a budget, specifying the major components of the restoration/preservation project with associated costs. Also include evidence of other sources of funding, i.e. your own or others' match, and the corresponding work to be performed with these funds.
- 5) **THREE COMPETITIVE BIDS** for the proposed work (in excess of \$5,000) must accompany the application.
- 6) **PROJECT SCHEDULE:** Phasing schedule and amount of funding required for each phase, if applicable.
- 7) **PROOF OF OWNERSHIP/LEASE/AUTHORIZATION:** Copy of the Deed or Will (if applicant is the owner) or documentation showing authorization from owner and any existing lease between owner and applicant.
- 8) **INSURANCE:** Proof of casualty, fire and federal flood insurance, if applicable.
- 9) **PLANS AND SPECIFICATIONS OF PROPOSED WORK.**
- 10) **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

ACVB Grant Application Attachments

1) Tourism Justification:

Please see attachments #1 and #2

Primary promotional activities include German Free School museum tours with a docent on Thursdays each week; genealogical family research in the library at request; German movies on Friday evenings once per month; weekly Sammtisch on Thursdays for around the table German speaking; scheduled German language classes for children and adults; Weddings and parties in the Gardens and the German Free School building; Museum Day in Austin open house; participation in city and museum events regarding German – Texan Cultural Heritage. We conduct three major all city participation events, Maifest - Springfest, Oktoberfest and Christmas Market with high attendance. Oktoberfest is our super annual attraction that we have been conducting for many years for which we are well known in the Red River Entertainment District where several Hotels are located nearby. It is held primarily outside on our property that includes an outdoor stage and beautiful gardens. Our Austin Mayor, Lee Leffingwell, usually attends.

Please also see Oktoberfest celebration at You Tube

<http://www.youtube.com/watch?v=wGgJfkVsYw>

2) Historic Documentation:

Please see attachment #3

The GTHS has been responsible for the preservation, maintenance and improvements in the German Free School historic property since it was bequeathed to this organization in 1991. The interior of the building was repaired in 2007 and numerous other external repairs and preservation efforts have been completed on the building and grounds included the construction of an outdoor stage in 2008-09 with the purchased adjacent property. There are long range plans for constructing a building on the adjacent property as German – Texan Heritage Cultural Educational Center as a complement to the German Free School historical building.

3) Designation as a Historical Site:

Please see attachment #4

The German Free School was designated as an Austin Historic Landmark in 1956 and received a Historical Marker from the Texas Historical Commission in 2002.

4) Project Budget:

GFS building rock structural walls on eastside

A) Special flexible caulking of expanded cracks in the brick and rock walls of the building of approximately 200 linear feet including installation of weep holes for water drainage and patching of deteriorated stucco on walls at approximately \$3,300

GFS building rock structural walls on north side

B) Similar repairs to expanded cracks and installation of weep holes of approximately 100 linear feet at approximately \$1,200

Diversion barriers on west side

C) Installation of water drainage area diversion barriers to protect two ground level windows on the west side of the building at approximately \$300

6) Project Schedule

This project work can be completed within one week.

7) Proof of Ownership

Please see attachment # 5

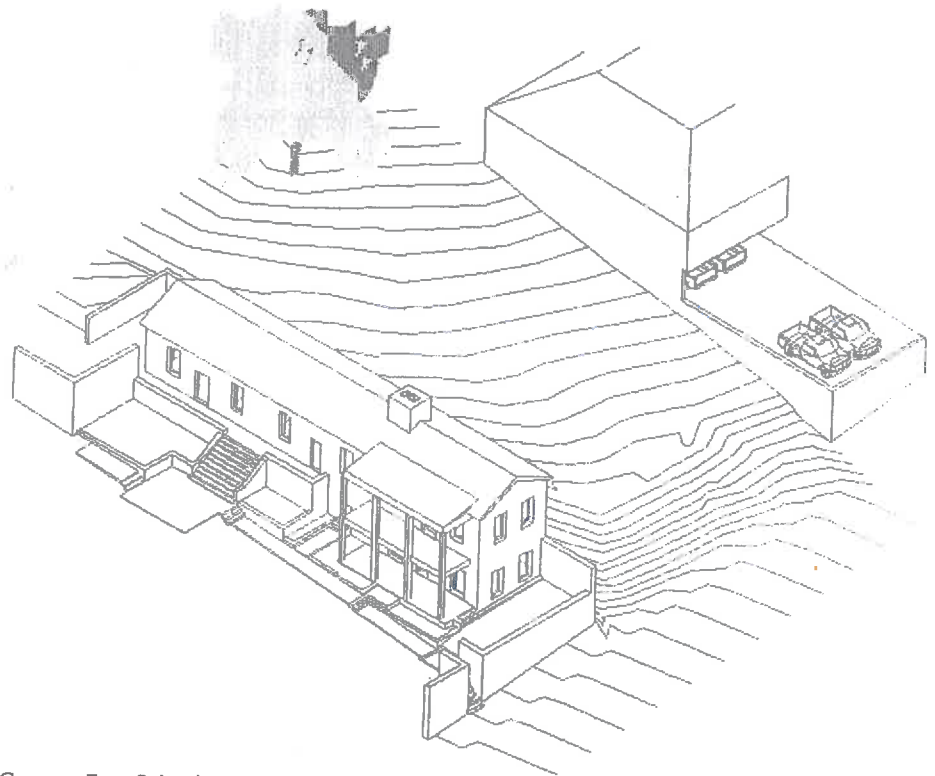
8) Insurance

Please see attachment # 6

9) Plans and Specifications of Proposed Work

Please see attachment #7

SITE DEVELOPMENT ANALYSIS



*German Free School Annex
505 East Tenth Street
Austin, Texas*

LIMBACHER & GODFREY *Architects*

Wing Evans
Build Pkcs (2000)

German Free School Annex:

The German Free School is one of the earliest schools in the state of Texas. The Texas Legislature chartered it in 1858. The German Free School building was donated to the German-Texan Heritage Society by Kelly Stephens in 1991. There is a vacant lot to the West of the German Free School. In 1997, the German-Texan Heritage Society, purchased this lot. The future uses of this lot are being planned. The concept is to pay for each step as we go, then stop and wait for financing for the next step. Each individual improvement is one complete step, done in such a way that nothing will have to be redone later. Many of these steps are to bring an old building into compliance with the Americans with Disabilities Act, (ADA).

The ideas and steps under discussion are listed below in very broad terms.

A. The first two steps are the first phase:

Landscape the South section of the lot to permit some usage of the area for the annual Maifest.

1. Develop the area around the large oak tree at the South of the lot for parking. This magnificent oak is 38" in diameter at the 4' level. There should be room for 6 cars. *Since protecting this large tree is our first priority, the area will be paved with water permeable bricks to protect the tree roots. Half of these spaces will be reserved for handicapped parking.*
2. Place a sidewalk ² along 10th street at the North end of the lot.

These first steps should be completed by the spring of 2000.

B. The following two steps are the second phase:

1. Excavate the North 100 feet of the lot to the elevation of the floor level of the German Free School apartment. This excavation to be the first step in preparation for a building. This excavation will be through loose fill, caliche, and limestone. The resulting flat limestone area will be an excellent start for the foundation.
2. The excavation will be used to create a parking area. It would hold approximately 22 vehicles. This parking area will serve as a foundation for a future building.

C. The following steps are the third phase:

1. Build a two story building on the site. The first floor to be used for parking. The second floor of this building is to serve the German-Texan Heritage Society as the main, multi-use,

7.5' w
X100' long

meeting room. The second floor is to have kitchen and food service facilities, ADA compliant restrooms, stage, movable chairs for ~200 people, and ADA compliant access to parking area.

2. Between the German Free School and this building, an elevator will be installed. This elevator will open into the parking area at the first level. The elevator will open in two directions at the second level. Into the Free School building to the East, and into the meeting room to the West. The point of entry from the elevator into the German Free School will be through the West wall approximately into the current kitchen. This elevator access helps us bring a very old building into ADA compliance. In the future, this elevator can be extended to a future third level.

D. The fourth phase, adding a third level, which could have many possible uses.

1. The best idea currently being discussed is to use it as living history teaching area. An area where research and study can be conducted. The techniques, crafts, arts, and sciences of the early German-Texan pioneers need to be preserved and passed along to the future generations. Many of our members are experts in these fields and are excellent teachers. These members are the initial reservoir of knowledge for the German Free School. To see teaching at the German Free School again will be wonderful.

Permitting is required for most of the above construction. This letter outlines some of the concepts. Many details are omitted because of space and because future decisions will change them. To complete this plan, the ideas from all members of the GTHS are needed and welcome.

Attachment
7



