

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 9, 2013
CERTIFICATE OF APPROPRIATENESS
C14H-1992-0003
Mayfield - Gutsch House and Garden**

PROPOSAL

Replace siding and repair windows on historic garden sheds.

PROJECT SPECIFICATIONS

The existing c. 1920s-1930s garden sheds are small, board and batten structures with gabled roofs, and wood-framed, multi-lite, double-hung windows. Due to poor drainage surround the sheds the bottoms of the board and batten siding is significantly deteriorated. Additionally, the wood windows have areas of deterioration.

The Parks and Recreation Department proposes to replace the damage siding and repair the windows as needed. The new board and batten, pine siding will be milled to replicate the existing irregular patterns of the material as documented in the Historic American Building Survey drawings created in the 1980s. Siding will be painted to match the existing paint color. Windows will be repaired using epoxy, and will be repainted to match the existing paint color.

STANDARDS FOR REVIEW

The Commission's standards for review are:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary design for alterations and additions to existing properties are

appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

Replacing and repairing deteriorated siding, and repairing the windows as proposed meets the review standards.

COMMITTEE RECOMMENDATION

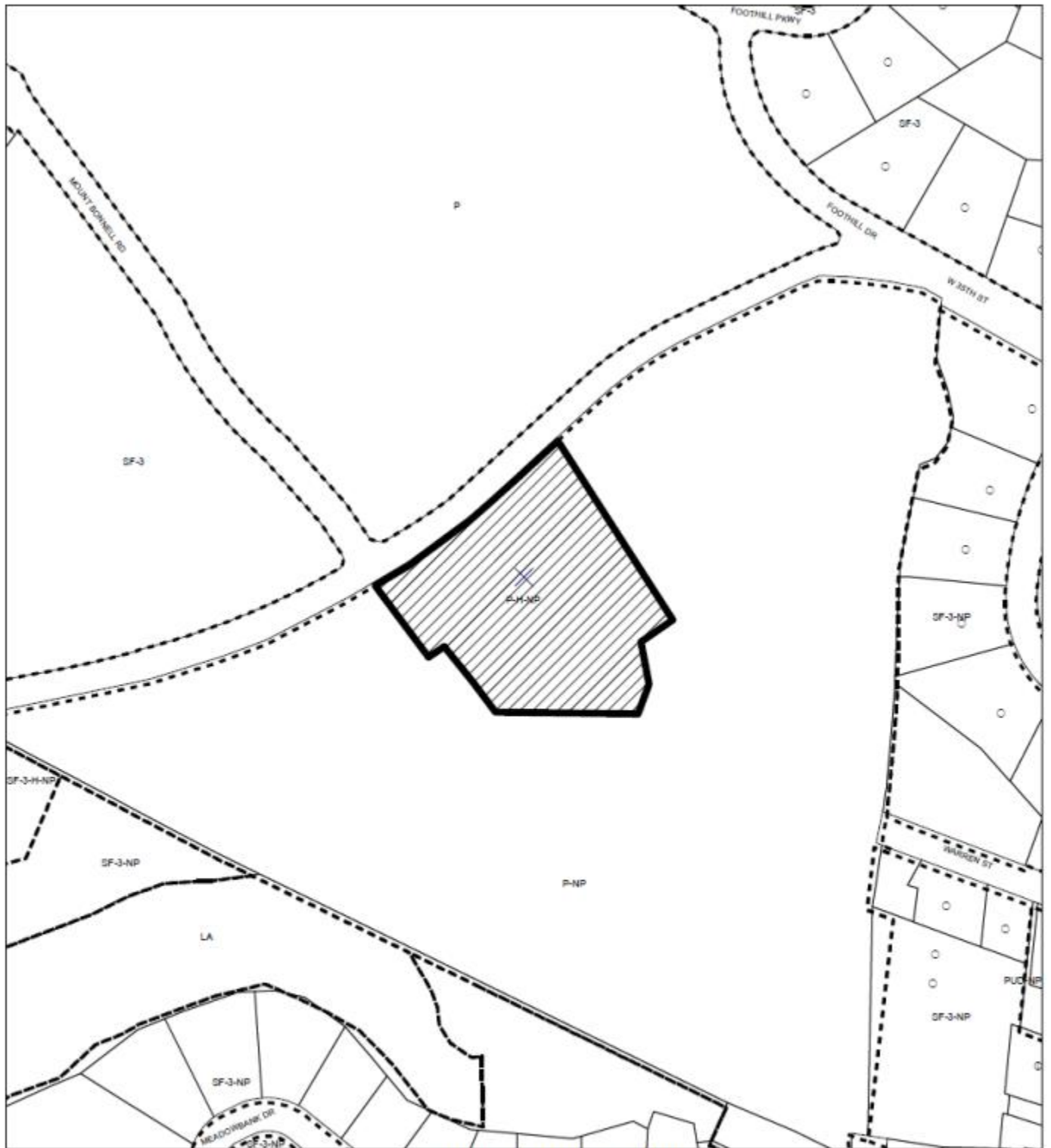
Paint end grain and consider treatments such as paraffin wax or borates to increase longevity of new siding materials.

STAFF RECOMMENDATION

Approve as presented following Committee recommendations.

PHOTOS

See attached.



SUBJECT TRACT
ZONING BOUNDARY

PUBLIC NOTIFICATIONS CASE#: C14H-1992-0003

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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Attachment A

Project Description

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The first glimpse of Mayfield Park that visitors see when approaching Historic Mayfield Park are two charming garden sheds that sit on the perimeter of the property alongside the entry path. These delightful garden sheds date to the 1920s-1930s and are contributing buildings to Mayfield Park's City of Austin Historic Landmark designation and National Register of Historic Places listing. These important buildings are in dire need of repair. The proposed project entails the careful cleaning and replacement of damaged and rotten wooden siding of the sheds; reglazing of the windows and repair of the window frames and doors, and improving drainage around the perimeter of the sheds.

An excellent example of the modest suburban properties built during the early 20th century in the hills surrounding Austin, the Mayfield-Gutsch Estate still evokes the tenets of landscape architecture in vogue during the period. In 1909, prominent politician Allison Mayfield established his summer home at this property on a bluff overlooking the Colorado River. His daughter, Mary Mayfield Gutsch, her husband Milton, and their gardener, Esteban Arredondo, transformed the property into a showcase garden during the 1920s and 1930s. Low rock walls define the perimeter of the house's garden setting, encompassing a diverse landscape of outbuildings, formal gardens, lily ponds and rock gardens. As planned by the Gutsches, the surrounding acreage remains a relatively untouched preserve of native vegetation and natural landscape features. Evaluated within the context of Landscape Architecture in Texas, 1870-1950, the property is listed on the National Register of Historic Places and is designated as a City of Austin Historic Landmark.

A prominent politician who served as chairman of the powerful Texas Railroad Commission, Allison Mayfield purchased this property in 1909. Documentary evidence suggests that he transformed an existing dwelling for use as a summer residence. Although his will inventoried this property as "The Home Place in Austin," the Driskill Hotel (1885; NR 1969) in downtown Austin continued to serve as his official residence until his death in January 1923.

His daughter, Mary Mayfield Gutsch, continued to summer in the house and putter in the modest garden following her 1918 marriage to University of Texas history professor Milton Rietow Gutsch. Prominent in the early efforts of Austin's Violet Crown Garden Club, the Gutsches shared an intense interest in botany. After the 1924 death of Mary's mother, Lula Chapman Mayfield, they broadened their campaign of expanding both the house and garden.

Their partner in this campaign, Esteban Arredondo began working for the Gutsches in 1922. He served as the Gutsches' gardener, butler, and chauffeur, while his wife Magdalena looked after the housekeeping. The Arredondos and their children for a brief time resided in one of the surviving outbuildings (Site Feature 5) behind the main house. Still living in Austin, their oldest son Steve was five years old when his family moved to the Mayfield-Gutsch Estate. Oral history

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interviews with him constitute the most accurate information available regarding the development of the gardens. Steve lived on the estate until his marriage in 1937, while his parents continued to work for the Gutsches until 1968 (Arredondo, 1992).

The garden development was a collaborative effort between Esteban Arredondo and the Gutsches. He and Mary combed the land around Mount Bonnell and Lake McDonald (now Lake Austin) for native plants like mountain laurel, redbud, Mexican plum and yucca to transplant into the garden. He and Dr. Gutsch worked on heavier construction projects including the ponds, walks, and other structures. They completed the lily ponds by 1930 to house dozens of varieties of water lilies. Beginning with the front gates, they began construction of perimeter walls in 1932, finishing them by 1937. Although the Gutsches purchased local field stone for \$1.50 to \$3 per truckload to build the walls, they gathered native limestone on the property to outline the flower beds and build the rock garden. The Gutsches began planting native Texas palms (*Sabal texana*) in the 1930s to give the gardens a tropical air. A 1935 Christmas gift of a pair of peafowl started a trend of animating the gardens. Frequent visitors to Mexico, the Gutsches often purchased colorful planters, pots and urns to place around the trees, terraces and walks. They never added formal statuary to the gardens, although they often made room for odd found objects in the various garden areas. While they continued to make minor changes in planting and add small features collected while traveling over the years, most of the major elements of the gardens were in place by 1940.

The resulting house and grounds formed a picturesque composition drawn from landscape styles prevalent during the early 20th century. The Gutsches made every effort to unify the house and landscape, adding a pergola, trellises, porches, foundation plantings, walks and terraces to dissolve the boundaries between the two. They personally cared for their gardens, watching them mature until his death in 1967 and hers in 1971. In her will, Mary Mayfield Gutsch deeded the property to the City of Austin for use as a public park. The Mayfield Park Community Project launched a restoration program in 1988 to ensure the survival of this significant resource. Current conditions of the grounds reflect their effort to recapture the garden's character at its peak by restoring the house as well as original plant varieties lost over time.

Attachment C

Historic Documentation

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Attached are photographs of the historic garden sheds documenting each façade as well as existing deteriorated conditions. Also provided are the measured drawings of the historic garden sheds and the estate site plan from the Historic American Building Survey drawings held by the Library of Congress.

Historic Visitor's Shed



Historic Gardener's Shed



Historic Gardener's Shed



Historic American Building Survey: Mayfield-Gutsch House

MAYFIELD-GUTSCH HOUSE

THE MAYFIELD-GUTSCH HOUSE IS A TURN-OF-THE-CENTURY COTTAGE ON A 25-ACRE WOODED SITE THREE MILES NORTHWEST OF THE CITY OF AUSTIN. IN 1971, MRS. MARY MAYFIELD GUTSCH, THE ONLY CHILD OF ALLISON AND LULA MAYFIELD, DONATED THE LAND TO THE CITY OF AUSTIN AS A RECREATION AREA TO BE NAMED MAYFIELD PARK.

THIS SIMPLE, ONE-STORY BOX CONSTRUCTION HOUSE WITH BOARD AND BATTEN EXTERIOR WAS INTENDED TO BE A SUMMER COTTAGE. FRONT-FACING TWIN GABLES FLANK A CENTRAL LIVING AREA ENTERED THROUGH THE FRONT PORCH IN ANTIS. A PERGOLA IS LOCATED IN THE ELL CREATED BY THE EXTENSION OF THE NORTH GABLE BEYOND THE MAIN BLOCK OF THE HOUSE. A 1930'S EXPANSION ADDED GLASS-EN PORCHES ON THE SIDES AND REAR.

THE GROUNDS, PARTIALLY ENCLOSED BY A FIELDSTONE MASONRY WALL, ARE AN ECLECTIC COLLECTION OF FEATURES COMMON TO SUBURBAN COUNTRY HOME GARDENS OF THE EARLY TWENTIETH CENTURY, BUT ARE UNIQUE FOR A SMALL AUSTIN ESTATE. POOLS CONTAINING LILIES AND OTHER FLOWERING AQUATIC PLANTS ARE ARRANGED TO FORM A QUATREFOIL. A SMALL ROCK GARDEN HIGHLIGHTS THE NATURALISTIC PORTION OF THE GROUNDS, WHILE A SUNKEN HERB AND ROSE GARDEN WITH CENTRAL SUNDIAL PEDESTAL INTRODUCES FORMALITY. SEASONAL FLOWERS AND SHRUBS ORIGINALLY PROVIDED YEAR-ROUND COLOR AMIDST THE LARGE COLLECTION OF PALMS, CRAPE MYRTLES, AND LIVE OAKS. THE STONE WALL IS BROKEN BY ARCHED OPENINGS AND GATES, AND GARDEN ELEMENTS INCLUDE AN OVAL GRASS PATIO AND A PAVED TERRACE OVERLOOKING A SMALL STREAM. A PROMINENT FEATURE OF THE SITE IS THE TIERED, CYLINDRICAL, STONE DOVE COTE.

THE SITE, LOCATED ON THE EAST BANK OF THE COLORADO RIVER, HAS ALWAYS BEEN A DESIRABLE PROPERTY AND WAS MENTIONED BY STEPHEN F. AUSTIN AS A POTENTIAL HOMESTEAD. THE SITE WAS ORIGINALLY PART OF A 1,476 ACRE TRACT WHICH WAS PATENTED IN 1836 BY THOMAS H. MAYS, A BASTROP SURVEYOR, USING A LAND CERTIFICATE PURCHASED FROM DANIEL J. GILBERT. IT WAS ALSO CLAIMED BY TEXAS SUPERIOR JUDGE THOMAS JEFFERSON CHAMBERS UNDER A MEXICAN LAND GRANT OF 1834.

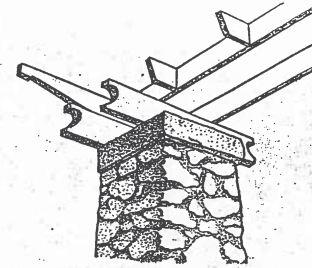
AS AUSTIN GREW IN IMPORTANCE, THE LAND PASSED THROUGH THE HANDS OF SEVERAL INVESTORS AND IN 1860 AUSTIN JUDGE ROBERT J. TOWNES PURCHASED 560 ACRES OUT OF THE ORIGINAL GRANT. HE MADE IT HIS HOME AND EMPLOYED MASTER BUILDER ASHER COOK TO BUILD HIS MANSION, EDMONT. IN 1874, HIS DAUGHTER POLLIE, WIFE

OF ATTORNEY FRED CARLETON, RECEIVED 95 ACRES IN A COURT SETTLEMENT, INCLUDING THE PRESENT SITE. THE CARLETONS, WHO OWNED THE LAND FOR 26 YEARS, MAY HAVE BUILT THE ORIGINAL HOUSE AS A LAKE RETREAT DURING THE 1890'S WHEN THE AUSTIN DAM FOCUSED INTEREST IN DEVELOPMENT ALONG THE RIVER.

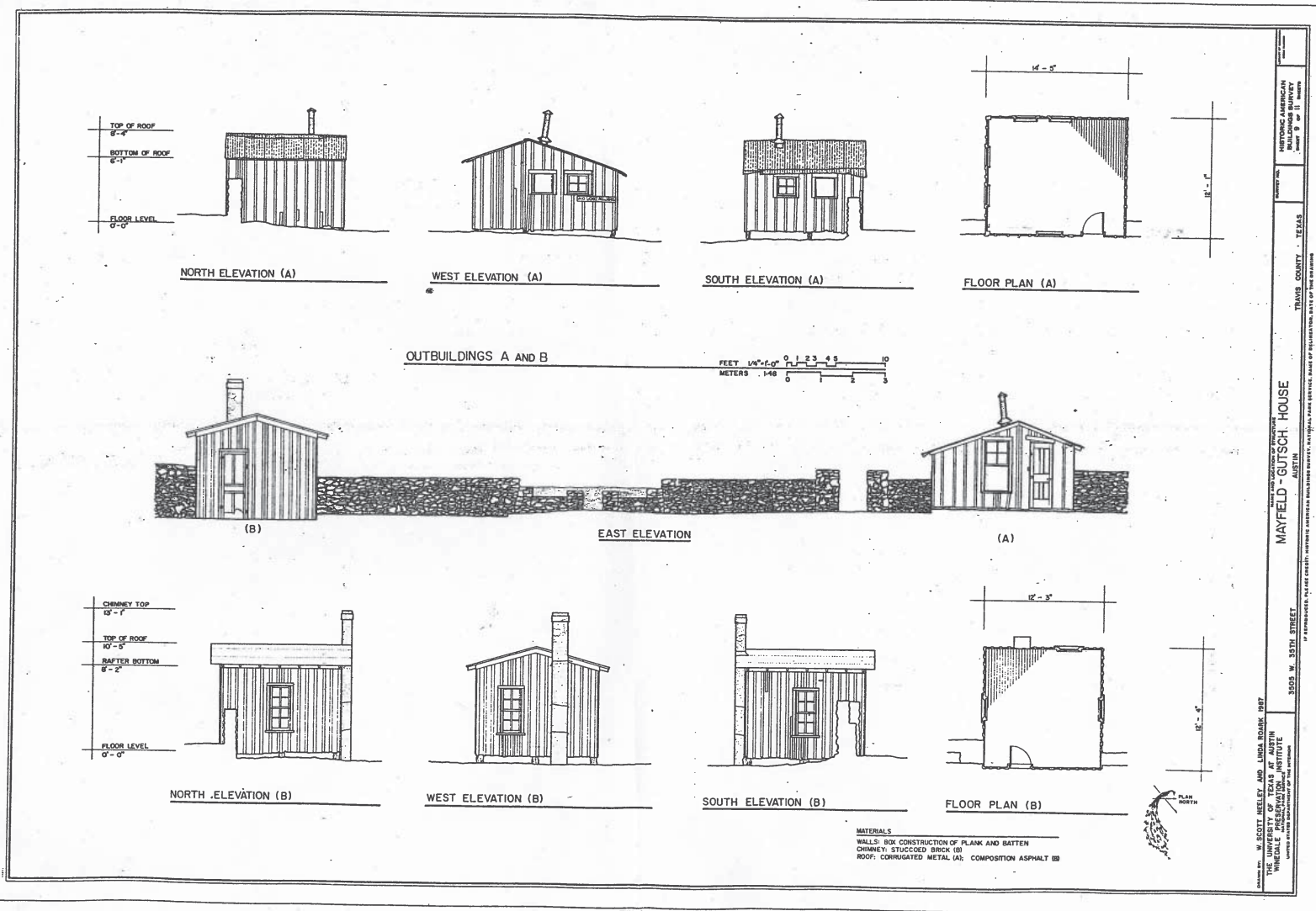
AFTER A FLOOD DESTROYED THE AUSTIN DAM IN 1900, THE PROPERTY WAS SOLD SEVERAL TIMES. IN 1909, FORMER SECRETARY OF STATE ALLISON MAYFIELD, THEN CHAIRMAN OF THE TEXAS RAILROAD COMMISSION, PURCHASED 28.34 ACRES WHICH APPROXIMATES THE PRESENT SITE. MAYFIELD MAY HAVE BUILT THE COTTAGE DURING THE PERIOD BETWEEN 1909 AND 1920 WHILE HIS FAMILY WAS LIVING AT THE DRISKILL HOTEL. HE BEGAN THE EXTENSIVE AND BEAUTIFUL LANDSCAPING BEFORE PASSING THE LAND ON TO HIS DAUGHTER, MARY. SHE MARRIED MILTON R. GUTSCH, PROFESSOR OF ENGLISH AND MEDIEVAL HISTORY AT THE UNIVERSITY OF TEXAS, IN 1918. HIS STRONG INTEREST IN BOTANY INSPIRED THE CONTINUED DEVELOPMENT OF THE GARDEN. TOGETHER THEY ADDED THE LILY PONDS, INTRODUCED EXOTIC AQUATIC PLANTS, AND IMPORTED SEVERAL VARIETIES OF PEACOCKS, SOME OF WHICH STILL ROAM THE PROPERTY AND ROOST IN THE LIVE OAKS.

IN ACCORDANCE WITH THE 1971 WILL OF MARY MAYFIELD GUTSCH, THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT ADMINISTERS THE SITE. IT IS OPEN TO THE PUBLIC YEAR-ROUND AND PROVIDES A SETTING FOR A VARIETY OF ACTIVITIES SUCH AS WEDDINGS, GROUP MEETINGS, MEMORIAL SERVICES, BOTANICAL STUDIES AND NATURE WALKS. PLANS ARE CURRENTLY BEING DISCUSSED FOR RESTORATION OF THE HOME AND GARDENS BY THE AUSTIN NATURAL SCIENCE ASSOCIATION GUILD.

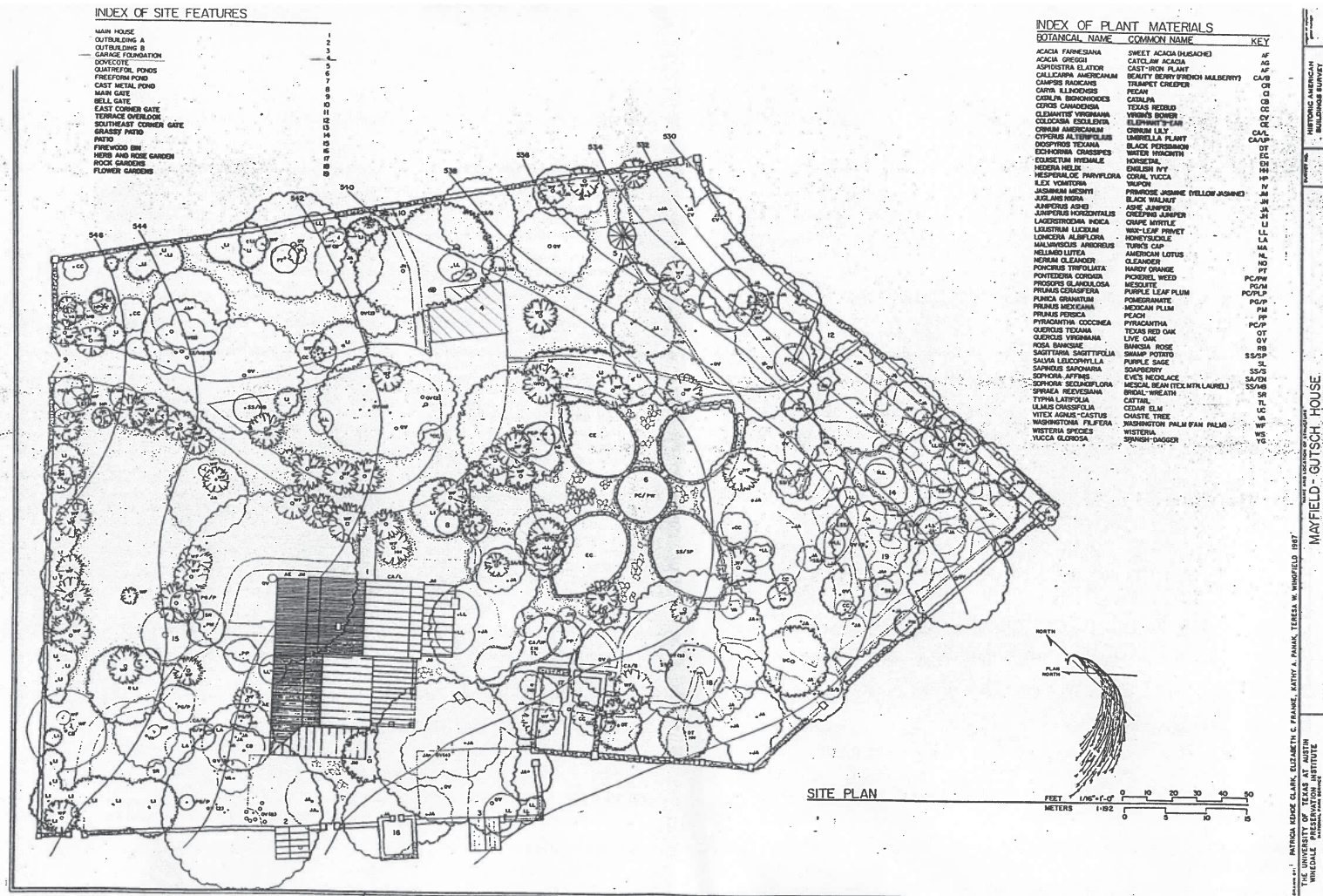
THE DOCUMENTATION OF THE MAYFIELD-GUTSCH HOUSE IN AUSTIN, TEXAS WAS ACCOMPLISHED BY THE UNIVERSITY OF TEXAS AT AUSTIN WINEDALE INSTITUTE IN HISTORIC PRESERVATION IN COOPERATION WITH THE HISTORIC AMERICAN BUILDINGS SURVEY OF THE NATIONAL PARK SERVICE. THE PROJECT WAS CONDUCTED IN JUNE 1987 UNDER THE DIRECTION OF PROFESSOR WAYNE BELL, F.A.I.A., DIRECTOR OF THE WINEDALE INSTITUTE, AND BESS ALTHAUS GRAHAM, GRADUATE TEACHING ASSISTANT. DRAWINGS AND TEXT WERE PREPARED BY: ANA CAROLINA CASTILLO, PATRICIA KEHOE CLARK, PETER CRENNELL, ANN CUTHBERTSON, ELIZABETH C. FRANK, LESLIE GILES, NANCY LEISER, W. SCOTT NEELEY, KATHY A. PANAK, GEORGIA PEKOUJAS, LINDA ROARK, DONNIE SCHAEFFER, ANNE PARMLY TOXEY, AND TERESA W. WINGFIELD. PHOTO-DOCUMENTATION BY LINDA ROARK.



Historic American Building Survey: Mayfield Garden Sheds



Historic American Building Survey: Mayfield-Gutsch Site Plan



Attachment J

Plans and Specification of Proposed Work

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The Parks and Recreation Department (PARD) proposes to perform repair work to the historic garden sheds of the Mayfield-Gutsch Estate. PARD will perform all the labor associated with the following aspects for the scope of work:

1. Clean and reseal the cedar posts supports beneath building
2. Improve drainage around structure—irrigation lines that are too close to the sheds re-routing of irrigation lines; installation of pea gravel perimeter to prevent back splash
3. Perform “sound & tight” (lead abatement process) on lead containing paint—PARD does not have evidence that the garden sheds were abated of hazardous material during a previous repair effort in the early 1990s. Abatement of hazardous material must be factored into repair estimates at this time.
4. Clean and repair damaged siding—The board and batten siding on both sheds contains numerous areas of rotting wood. Due to the historic nature of the sheds, every effort will be made to retail original material and follow specifications of measured drawings from Historic American Building Survey (Attachment B). Exact replicas of original battens will be milled and carefully lap-joined to original battens. All new paint will match existing paint.
5. Windows will be professionally re-glazed. A qualified contractor with historic preservation experience will be contracted to perform the work.
6. The stucco chimney on the Visitor’s Shed is detached and pulling away from main wooden structure. The chimney will be cleaned and the joint between the building and chimney will be repaired and sealed.
7. All window and door frames and screens will be cleaned and repaired.
8. The galvanized stove pipe in the Gardener’s Shed will be coated to prevent further rusting.

The repair of the Historic Mayfield Sheds will following the Secretary of the Interiors Standards for Rehabilitation and will reference the following National Park Service (NPS) Briefs:

- NPS Brief 9: The Repair of Historic Wooden Windows
- NPS Brief 47: Maintaining the Exteriors of Small and Medium Size Historic Buildings