

**Austin Convention and Visitors Bureau/Historic Landmark Commission
Spring 2015 Grant Application Summary**

Grant Applicant: The Austin Woman's Club- North Evans Chateau

Address: 708 San Antonio

Austin, TX 78701

Project Summary:

One Part of Stages to Restore a Historical Stone Wall on the West Side

Requested Grant Amount: \$	47,000.00	
Matching Funds/in-Kind: \$	47,000.00	
Previous Grants Received: \$	33,500.00	FY 2001/2002
\$	42,000.00	FY 2002/2003
\$	34,730.00	FY 2007/2008
\$	28,550.00	FY 2008/2009
\$	14,395.00	FY 2009/2010
\$	25,000.00	FY 2011/2012
\$	178,175.00	

Historical Significance Summary: Built by Harvey and Catherine North in 1874 and the architect was Alfred Giles, who became famous for his gothic Victorian style. In 1876, the financial fortunes of the North's changed and the Manion was for sale. After several unsuccessful attempts to sell the mansion, It was finally sold to Augusta and William Gaines in 1884. In 1892, Major Ira Evans bought the mansion. Evans served as the youngest speaker of the Texas House of Representatives and helped to establish and fund the new Tillotson College (later to become Huston-Tillotson College).

Tourism Impact: 15,460 guests visited the house as part of a special tour, wedding or other club/ group activities. Every Saturday, the AWC participates in the Bremond Block tours as part of the ACVB. 576 tourist from 13 countries have attended. All times of these tours resulted in 1228 guests via docent lead last year.

ACVB Recommendation:

HLC Recommendation:

APPLICATION FOR HERITAGE GRANTS FUNDING ASSISTANCE

**Austin Convention and Visitors Bureau
Historic Landmark Commission**

Austin Convention and Visitors Bureau
Attn: Steve Genovesi, Senior Vice President, Sales
301 Congress Avenue, Suite 200
Austin, Texas 78701
Phone 512 583-7259 Email:sgenovesi@austintexas.org

Date: April 2, 2015

HISTORIC PROPERTY AND ADDRESS: 708 San Antonio, Austin, Texas 78701

APPLICANT'S NAME: Austin Woman's Club

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: N/A

TAX I.D. NUMBER/TAX STATUS: 1-74—0493310/ 501c3

PERSON PRESENTING REQUEST/CONTACT PERSON: Dr. Marie Marschall Fuller, Chairman, Grants Committee

Address: 1707 Mill Springs Drive, Austin, Texas 78746 Telephone numbers: Home 512 328-3940 Mobile 512 632-6660 Email: mmftexas@gmail.com FAX number: 512 328-3940 (Telephone first.)
Austin Woman's Club FAX number: 512 472-6533

PROJECT NAME: Austin Woman's Club Historical West Rock Wall Restoration

DESCRIPTION OF PROJECT: This grant application requests funding for one part of stages to restore a historical stone wall on the west side of the property of the Austin Woman's Club North-Evans Chateau. Stretching along Nueces Street, the wall is approximately 103 feet in length, two feet thick, and has a medium height of seven feet. It is leaning out from the base about nine inches. Rocks are falling down off the wall regularly as construction in the area creates tremors, causing danger to whoever approaches the wall. The wall is unstable and at risk of collapse. While the project has many stages, this present grant application is for building a concrete wall to support the original stones from the wall.

HISTORIC DESIGNATIONS OF THE PROPERTY:

State Historical Marker Texas Historical Marker (1962)
City of Austin Historical Marker (1974)
Texas Historic Landmark Texas Historical Commission Marker (1991)
Contributor to Bremond Block National Historic District
Located in an official Preserve America Community (2009)
Texas's Most Endangered Places List, Preservation Texas (2010)

AMOUNT OF FUNDING REQUESTED: \$47,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \$47,000 in AWC Treasury

DO LIENS EXIST AGAINST THE HISTORIC PROPERTY? NO

IF YES, DESCRIBE THE LIENS AND AMOUNTS: None

Attachment 1 TOURISM JUSTIFICATION

Attachment 2 HISTORIC DOCUMENTATION

Attachment 3 CERTIFICATE OF APPROPRIATENESS FOR CITY DESIGNATED LANDMARKS AND LETTER OF APPROVAL FOR STATE DESIGNATED LANDMARKS

Attachment 4 PROJECT BUDGET

Attachment 5 THREE COMPETITIVE BIDS

Attachment 6 PROJECT SCHEDULE

Attachment 7 PROOF OF OWNERSHIP/LEASE/AUTHORIZATION

Attachment 8 INSURANCE

Attachment 9 PLANS AND SPECIFICATIONS OF PROPOSED WORK

A booklet guide to historic destinations in Austin Every Place Has a Story, published by the ACVB, features the North-Evans Chateau in the Downtown West section. It describes the chateau as a "prominent historic Austin location" since 1892 and reports the Romanesque castle was improved by architect Alfred Giles. (See attached. Copies available upon request at ACVB.)

In 2014 an appealing booklet in color, Chateau Bellevue, your moment in history, was produced to advertise "breathtaking ceremonies, elegant receptions, and corporate and special events". It includes sources to help plan and execute events there such as photography, catering, etc. (See attached. Copies available upon request by the AWC.)

Most Endangered Sites in Texas

The fact that Preservation Texas named the AWC North-Evans Chateau as one of Texas' most endangered sites in 2010 led to wide publicity from an associated press release and coverage in major Texas newspapers. This led to many inquiries from architectural departments. Several different groups from The University of Texas at Austin have used the study cite as a teaching resource.

Research and Other Outreach Programs

In 2010 the Historical Preservation Department at UT conducted a two-semester study of the building. Students documented the historic property with research, architectural photography, analytical measurements and drawings. These are known as "as-built drawings". Graduate students mapped every aspect of the building inside and out. This material is to become part of the U.S. Library of Congress.

Also graduate students examined residue left by water infiltration and tried to determine the best approaches and materials to overcome the problem.

In fall 2014 graduate students from the University of Texas at Austin began a study of internal temperature and humidity at the North-Evans Chateau, accessing the needs to preserve unique woodwork carvings, stained-glass windows, other interior aspects, and documents. A search for granting sources is underway. The goal is to achieve an energy-efficient historical home.

In spring 2015 a graduate student will receive his Master of Architecture degree at the UT School of Architecture based on his study at the North-Evans Chateau about retrofitting this historic building to be more energy efficient. The research question is about designing opportunities for energy retrofits of historic masonry buildings. Several AWC committees plan to meet with him soon for his suggestions.

An education enrichment program to involve grade-school children led to the publication of several booklets, Discovering the Treasures of Chateau Bellevue and Windows. These books are available for the use of children or other interested guests.

Attachment 1 TOURISM JUSTIFICATION

The North-Evans Chateau, owned by the Austin Woman's Club (AWC) since 1929, is often used as a site for a variety of civic groups, parties, club meetings, and tours—for a large number of Austin residents and tourists. The Austin Woman's Club promotes educational and charitable activities under Section 501 © 3 of the IRS.

An estimated 9,779 people attended a club or other group activity in 2014 at the AWC. (See the attached spreadsheet on groups using the AWC facilities.)

Weddings and special event guests added 5,681 to the above number using the North-Evans Chateau in 2014. That makes a total of 15,460 from these sources. The records indicate that some 2,847 out-of-town guests booked lodging for the night. (See attached spreadsheet on AWC weddings of 2014.)

Tours and Open Hours

The North-Evans Chateau at 708 San Antonio Street in Austin is open Monday through Friday from 8:30 a.m. to 3:30 p.m., excluding major holidays. During that time visitors are welcome to tour (if a scheduled event is not taking place). A private tour with the club manager or volunteer docent club members can be scheduled also. Detailed information about scheduling tours or using the facilities can be found on the web sites and in marketing material. One web site for marketing to brides and hosting special events is www.chateaubellevueaustin.org – and for AWC activities it is www.austinwc.org

Program Tours

At regular weekly meetings of the AWC, docents provide tours for presenters of programs and other guests present. Records indicate 143 guests were given tours. (See attachment 1.)

Special Group Tours

During 2014, seven special tours included 509 guests. The tours are specified in attachment 1.

Bremond Block Tours

Every Saturday the AWC participates in the Bremond Block Tours sponsored by the ACVB. The North-Evans Chateau is the ONLY house in that block opening the inside of the building to tourists on the walking tours! Some 576 tourists from 13 countries have visited on Saturdays. A total of all types of tours shows 1228 guests experienced a docent-led tour last year. (See attachment 1.)

Advertising and Publicity

The Austin Wedding Guide, a thick annual publication with a very wide distribution, carries an advertisement for the North-Evans Chateau. At the January Bridal Extravaganza the AWC rented a booth. In attendance at the event were 2500-3000 people. Some 38 brides and grooms interested in weddings at the chateau signed up for more information at the booth.

The largest online source for wedding planning information is the Knot.com, so the AWC bought online advertising from that source. The Wedding Wire is another source of advertising used. (See the attached wedding-related materials.)

GROUPS THAT FREQUENT THE AWC 2014

FFF Bridge	384
4th Wednesday Bridge	88
American History Club	25
American Association of Uni. Woman	50
Ann Wilhem Holiday Party	40
Austin Chapter ABOTA Luncheon	50
Austin Art League	20
Austin Junior Forum	80
Austin High Ladies Alumni Group	160
Austin Young Chamber of Commerce	200
Austin Woman's Club	2880
Austin Woman's Club/American History Club Joint Event	64
Bridgepoint Consulting Holiday Party	75
Captain John Clay Jamestown Society	30
Capital Area Regents Council	75
Colonial Dames	160
CREW	720
Dance Club	130
Daughters of the American Revolution	400
Daughters of the Republic of Texas	270
National Charity League Capital of TX Chapter	150
English Speaking Union	150
Executive Women in Texas Government	400
Docents of the Governor's Mansion	120
Hyde Park Readers Guild	20
Information Systems Audit and Control Association	600
Junior Austin Woman's Club Luncheons	90
Junior Austin Woman's Club Meetings	48
Kiwanis Club	150
Magna Carta	16
Navy League	360
Past Queens Luncheon	30
Pathfinders	20
Precision Camera Workshop	60
CARC/DAR/SAR-Presidents Day Luncheon	294
CARC/DAR/SAR- Constitution Luncheon	150
Shakespeare Book Club	50
Tuesday Book Club	50
University of Texas Faculty Wives	50
University of Texas Ladies Club	60

UT Faculty Wives Club	50
Wednesday Morning Music Club	160
Young Women's Alliance	800

Total Group Count 9,779

AWC Weddings of 2014

Event Date	Event Name	Guest Count	Local	Non local	Overnight	Points of Origin
1/4/2014	Acovedo-Morton WR	150	10	140	80	College Station, TX; Abilene, TX; Midland, TX
1/11/2014	Nordquist-Dyer	60	10	50	50	Seattle, WA; Portland, OR; Houston, TX; Chicago, IL; Los Angeles, CA
1/18/2014	Lee-Johnson	160	30	130	120	Chicago, IL; San Diego, CA; Dallas, TX; Houston, TX
2/1/2014	Morgan-Guerra WR	150	100	50	50	El Paso, TX; Houston, TX; Austin, TX; United Kingdom, New Mexico
2/21/2014	Bourgeois-Hagar WR	130	100	30	30	San Antonio, TX; Bastrop, TX; Ludlow, MA; Atlanta, GA; Mt. Laurel, NJ; Colleyville, TX
2/22/2014	Wallace-Lamunno	115	50	65	65	Paris, TX; Odessa, TX; Abilene, TX; Midland, TX; Austin, TX
3/1/2014	Chapa-Yarrington	100	55	45	40	Pinehurst, NC; Greensboro, NC; Cary, NC; Houston, TX; The Woodlands, TX; Conroe, TX
3/2/2014	Edney-Miller	50	20	30	30	San Diego, CA; Philadelphia, PA; Houston, TX; Israel
3/8/2014	Jackson-Jackson	110	70	40	30	San Antonio, TX; Corpus Christi, TX
3/21/2014	Casey-Webber WR	100	40	60	65	Dallas, TX; San Antonio, TX; Houston, TX; Tyler, TX; Greeley, CO; San Francisco, CA; St. Louis, MO
3/22/2014	Cox-Finkleman WR	150	50	100	100	Hoboken, NJ; Albany, NY; Miami, FL; Saugatuck, MI; Nashville, TN; Abingdon, VA; Boston, MA
3/28/2014	Gillis-Castro	100	10	90	100	Houston, San Antonio, Temple, Springbranch, TX; California, New York, Boston, League City
4/5/2014	Nagle-Roetting	150	30	120	120	Los Angeles, CA; Washington D.C.; New York, NY; San Francisco, CA; Hartford, CT; Allentown, PA; Seattle, WA
4/12/2014	Rodriguez-Craig	150	65	85	85	Houston, TX; Beaumont, TX; California
4/13/2014	McLean-Drallos	36	12	24	24	Dallas, TX; San Antonio, TX; San Francisco, CA
4/26/2014	Garrett-Roe WR	75	0	75	75	Houston, TX; Dallas, TX; North Dakota, Washington D.C.; Hawaii; Tennessee; Minnesota; Missouri; New York
5/2/2014	Tami-Cantu	150	75	75	100	Houston, TX; St. Mary's, PA
5/3/2014	Judice-Gilberg	120	60	60	70	Michigan, Louisiana, Texas

AWC Weddings of 2014

Event Date	Event Name	Guest Count	Local	Non local	Overnight	Points of Origin
5/10/2014	Burgin-Choumitsky	150	30	120	120	New York, New Jersey, Wisconsin, Kansas, Missouri, Massachusetts, Washington, Connecticut
5/17/2014	Terry-Reaver	80	30	50	50	Houston, TX; Fort Worth, TX; East, TX; Mississippi, Canada, Maryland, Kansas, Tennessee
5/23/2014	Alfaro-Hammitt	95	60	35	35	West Coast, NC, NY, FL
5/30/2014	Flaherty-Huggins	150	120	30	30	Buffalo, NY; Selenas, CA; Barton, MD
5/31/2014	Christiana-Frampton	160	60	100	100	Los Angeles, CA; San Francisco, CA; New Jersey, Philadelphia, PA; Austin, TX
6/7/2014	Brown-Kelly	125	100	25	25	San Marcos, TX; New Braunfels, TX; Waco, TX; Hillsboro, TX; Dallas, TX; Houston, TX; San Antonio, TX, Pennsylvania
6/14/2014	Klock-Rayl WR	150	100	50	50	Sandusky, OH; Chicago, IL, San Francisco, CA; Little Rock, AR; Luckenbach, TX
6/21/2014	Vaughan-Oppricht	100	70	30	30	Fort Worth, TX; Dallas, TX; Wisconsin, New York
7/12/2014	Drabek-McMurtury	150	150	75	50	Houston, TX; Lubbock, TX; Dallas, TX; Arkansas; Phoenix, AZ; Massachusetts, Boston
7/26/2014	Allensworth-Merino WR	140	40	100	90	Dallas, TX; Houston, TX; Parker, CO; Surrounding Austin areas
8/2/2014	Collins-Pickens	120	80	40	40	Ottawa, Iowa; Canada; Dallas, TX; Houston, TX
9/6/2014	McCuan-Grimes WR	100	50	50	40	Houston, TX; Washington DC; Dallas, TX
9/13/2014	Copeland-Schawe	130	90	40	100	San Antonio, TX; Madison, AL; Oak Ridge, TN; Nashville, TN; Dallas, TX; Houston, TX
9/20/2014	Kyzar-Bauer	75	10	65	65	Mississippi; South Carolina; Washington, D.C.; Louisiana
9/26/2014	Bedgood-Molina WR	85	70	15	10	New York, New Jersey, Washington, North Carolina, Florida
9/27/2014	Garcia-Brunt	90	45	45	50	New Mexico, Mexico, Arizona, California, Texas
9/4/2014	Cook-Horton	75	20	55	15	Central TX, South TX, Arizona

AWC Weddings of 2014

Event Date	Event Name	Guest Count	Local	Non Local	Overnight	Points of Origin
10/10/2014	Sementilli-Clendennen	150	50	100	90	Houston, TX; Dallas, TX
10/11/2014	Melchor-Zeid	130	50	80	10	Houston, TX; Arizona.
10/17/2014	Nelson-Puempape	125	90	35	30	WA, CA, NM, AZ, TX
10/18/2014	Tierney-Grabczyk WR	150	50	100	125	Dallas, TX; Houston, TX; Iowa; Arizona; Minnesota; Wisconsin
10/25/2014	Chung-Fierro WR	120	60	60	60	El Paso, TX; Arizona; California; Florida; Indiana; Boston, MA; Canada.
11/7/2014	Hite-Arrington	110	83	27	27	Washington, DC.; North Carolina, Florida, New Orleans
11/8/2014	Lanza-Lewis	80	20	60	60	MA, AR, CA, MI, VT
11/14/2014	Ballard-McJheran	145	120	25	25	MI, IL, London UK, WA
11/15/2014	Clappers-Rogers	150	10	140	100	San Antonio, TX; Cape Cod; Kerrville, TX; Austin, TX; San Francisco, TX
11/22/2014	Ham-Bentsen	145	100	45	40	Seattle, WA; Portland, OR; San Diego, CA; Chicago, IL; Denver, CO; Colorado City, CO
12/6/2014	Holubec-Hinojosa	115	100	15	15	Hawaii; Louisiana; Virginia Beach, VA.
12/13/2014	Donaldson-Bundrick	100	25	75	75	Oklahoma
12/19/2014	Litz-Kirk	130	60	70	70	Texas, East Coast

Guests: 5,681

Local: 2,730

Non Local: 2,967

Overnight: 2,847

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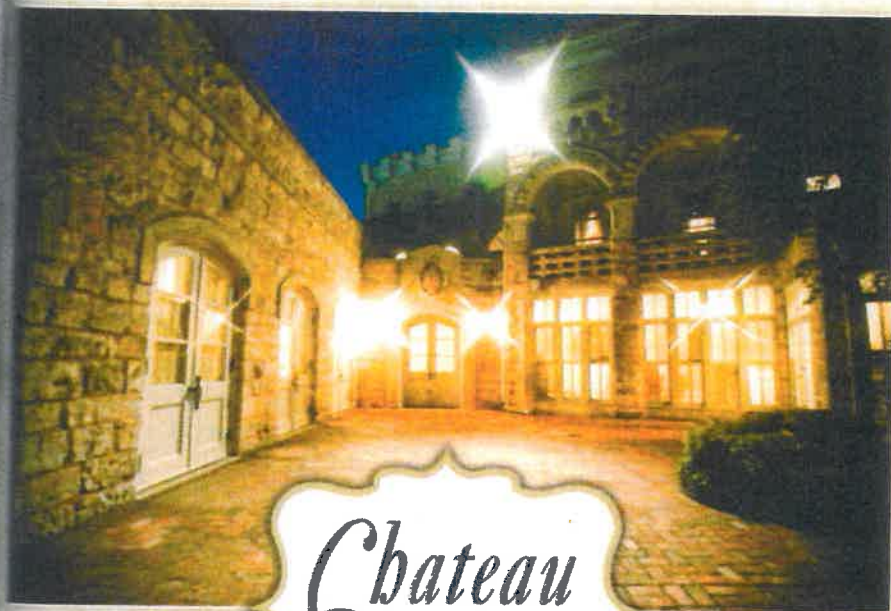
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Wedding Guide Ad

Location Contract

...e decided on where to hold
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...st and a line-item breakdown
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...outstanding and when its due
... schedule)
...ate, time and location of
...g if using a venue with multiple
...be sure to include exactly where
...our wedding will be in.
... list of everything the facility
...tables, chairs, linens, amplifiers, etc.
...ne of the site representative
...on hand on your wedding day and
...e of an acceptable substitute.
...liability and liquor insurance
...tion/refund policy
...er details that were agreed to or
...t to be sure are included.



Chateau Bellevue

108 San Antonio Street
Austin, TX 78701

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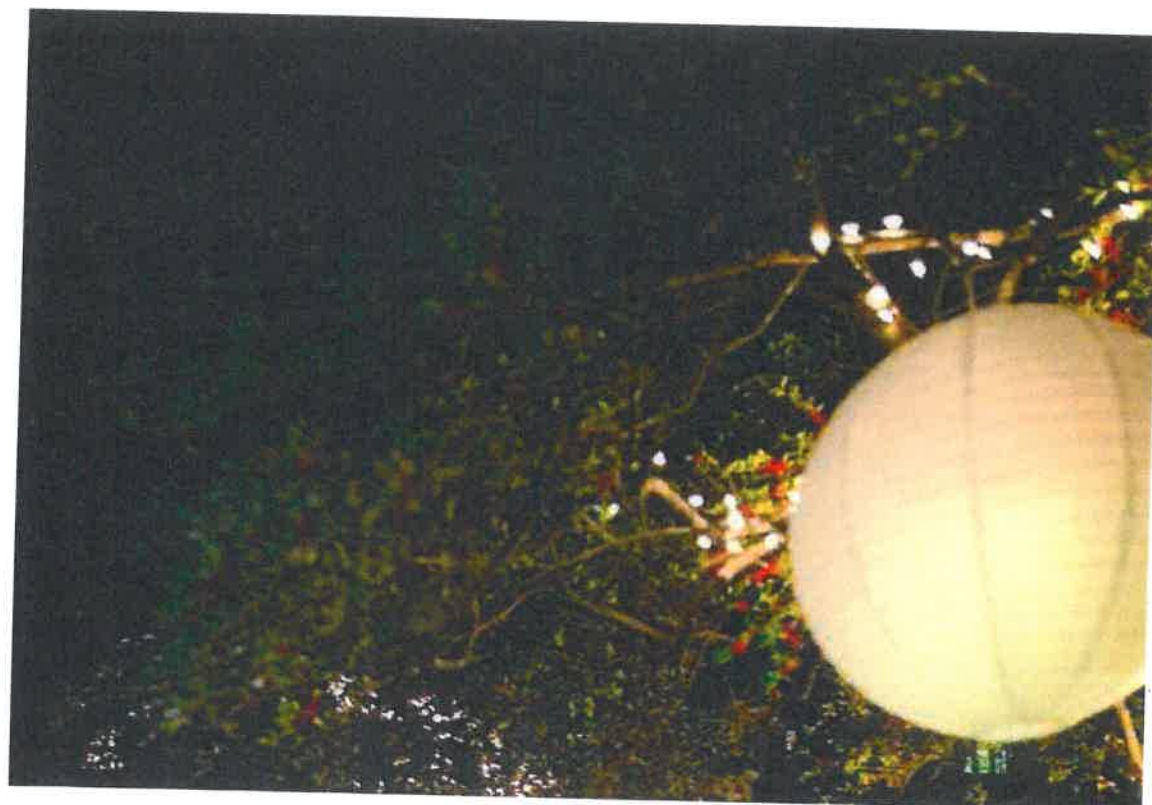


Chateau Bellevue

> Venues

708 San Antonio Street
Austin, TX 78701
(512) 472-1336

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About Us

Chateau Bellevue is a fairy tale setting with French Romanesque arches, a blending of classic tradition with casual elegance, the embodiment of old world charm and modern chic, a gracious backdrop that personifies Austin's charming past in the center of all the excitement that is downtown Austin's present. We have a variety of unique spaces for rehearsal dinners or wedding receptions, starting with the romantic Courtyard surrounded by shady porches perfect for your ceremony or cocktail reception. The beautiful Chateau ballroom is highlighted by antique wrought iron chandeliers, and is the perfect place for your guests to see the newlywed's arrival sweeping down the stately staircase. Our superb cuisine, professional staff and attention to detail allows you the priceless peace of mind to relax and enjoy yourself and your guests on your special day.

Details

Compare to other venues

Max Capacity: 200

Wrong

Bride's Dressing Room

Ceremony Site

Indoor Only

Outdoor Only *?*

In-House Catering Only

Garden/Patio

Dance Floor

Bands/DJ Allowed

~~Valet Parking~~

Free Parking

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Chateau Bellevue

★★★★★ (24)

Austin, TX

Capacity: Up to 150 | [WEBSITE](#) | [PHONE](#)

About this Vendor

Historic Venue in the Heart of Downtown Austin

Chateau Bellevue, built in 1874, is a fairy tale setting with French Romanesque arches, a blending of classic tradition with casual elegance, the embodiment of old world charm and modern chic and a gracious backdrop that personifies Austin's charming past in the center of downtown Austin.

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Amenities + Details

AMENITIES

- ✓ Indoor Ceremony Area
- ✗ Kosher Available
- ✗ Liability Insurance
- ✗ Liquor License
- ✗ On the Water
- ✓ Onsite Catering
- ✗ Onsite Overnight Accommodations
- ✓ Onsite Parking
- ✗ Onsite Wedding Consultant
- ✓ Outdoor Ceremony Area
- ✗ Outdoor Reception Area
- ✗ Outside Caterers Allowed
- ✗ Site Fee
- ✗ Tented Area
- ✗ Valet Parking
- ✓ Wheelchair Accessible

For more details about amenities, please message the Venue.

PRICE RANGE

\$\$

STYLE

Banquet/Reception Hall, Mansion/Historic Site

AWARDS



^ LESS

Contact Info



708 San Antonio Street, Austin, TX (512) 472-1336

[WEBSITE](#) [FACEBOOK](#)

Reviews



Excellent Service - Beautiful Venue

★★★★★ 3/02/2014 Heather E

Chateau Bellevue hosted our wedding ceremony and reception in early March of 2014. We were extremely happy with the pre-wedding communication, flexibility, helpfulness, and knowledge of Mandy, the events coordinator, and Jeff, the head Chef. Although our ceremony was supposed to be held outside in their lovely courtyard, Texas weather kicked in the morning of, the temperature dropped 30 degrees and it started raining in a matter of hours. Mandy and her team moved

the ceremony inside, rearranged everything, and the whole night was flawless (the guests never knew it was to be held outdoors). Let me tell you about the food... the appetizers are delicious and the dinner was remarkable. I am a foodie, I grew up helping my mother cater weddings, and I cook the dinners at home, so I appreciate a great meal, and even more a great meal served plated with a variety of food choices, and all allergies accommodated. Jeff, the head Chef, and his team are skilled, hard working, and friendly as heck. The historic beauty of the venue, 80 parking spots for your guests, the proximity to some great after party bars, the quality of food and service, and the reasonable fees make Chateau Bellevue an immense value. Our guests had an amazing time and my bride and I are grateful to the staff at Chateau Bellevue for making it all happen.

The Best Austin Wedding Venue

★★★★★ 4/14/2013 Brittany C

Happiest AND easiest day of my life! Stacey's guidance was incredible and always helpful. The staff is impeccable and extremely friendly. The value is outstanding. We love this place and are so happy!

A stunning venue for the most important day of your life!

★★★★★ 11/03/2012 Julia D

I just LOVED Chateau Bellevue from the moment I saw it! First of all, it is perfectly located in the downtown area, so we did not worry about our guests traveling safely to their hotels. Many other venues are a 20+ minute drive from Austin (or areas with reasonable hotel options). Second, the venue itself is simply gorgeous (especially at night with their enchanting lighting). You will have an abundant number of stunning photography options between the gorgeous architecture and the antique decorations. You get amazing views of downtown from the balconies as well. What unparalleled charm this place has!! Next, both Stacy and Jeff are wonderful to work with. I was working with 2 other event coordinators at CB before Stacy joined, and I was so pleased to see Stacy come along. She really gets wedding planning and is so helpful! It makes all the difference working with someone who understands what you are going through and can offer you real help and straight answers. She always follows through with what she says. Also, you will NOT be disappointed with Jeff's menu (Chateau Bellevue's resident chef). Everything we tried from his kitchen was absolutely delicious and beautifully presented. Our dinner was truly gourmet! He was also flexible with how we wanted the dinner to flow and offered delicious alternatives for our veggie guests. After the wedding Stacy was still helpful. We had mistakenly left a couple things behind (even though we did our due diligence to get it all that night). She knew what was ours and had it put aside so we could get it the next morning. If I had one complaint - it would just be that I wish we could have stayed longer. We were having such a great time and the venue was so beautiful, but we had to leave at 11pm. Also, Fun Fun Fun fest was going on at that time and you could hear the music during the ceremony. However, it was in the background and did not interrupt the courtyard ceremony at all (maybe even offered some Austin charm). :) Other bonuses - free parking! You can also leave your cars overnight, as long as you pick them up by noon the next day - GREAT! Good indoor and outdoor options so you don't need to worry about inclement weather (which luckily we didn't have to). When you put it all together, Chateau Bellevue helped us have the PERFECT wedding. We had such a great time and will have beautiful memories forever. Big thanks to CB and team - you truly have a gem in downtown Austin! - From a very happy bride!

A European Chateau in the heart of Austin

★★★★★ 12/13/2014 Jillian D

I had a very hard time choosing a wedding venue but once I made my choice I never looked back. Chateau Bellevue was a wonderful unique venue in the heart of downtown Austin with the feel of a European affair. Our wedding was Vintage Romantic and the venue was such a compliment to our theme. Mandy was very accommodating and helpful throughout the entire process. I highly recommend this venue.

Amazing Wedding Venue

★★★★★ 11/14/2014 Lora B

Chateau Bellevue was the perfect venue for our wedding. The building has a lot of character, beautiful courtyard, and great food. Everyone raved about how wonderful the food was. Mandy the wedding coordinator is a pleasure to work with. She's very helpful and super responsive. Overall, wonderful place!

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Chateau Bellevue

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"Just a visit to the venue or browse through some pictures of other weddings show you how beautiful the Tuscan building is and how beautiful the venue and vineyard scenery is. I had always wanted to..." [Read more »](#)

★★★★★

4.9

out of 5.0

24 Reviews

Quality of Service
 Responsiveness
 Professionalism

4.9
4.9
5.0

\$ Value
 Flexibility
4.8
4.9



Andrea
2 Reviews
 09/13/2014

★★★★★ 5.0

This is by far the most beautiful venue in Austin; and the best value! The event manager Mandy is one of the nicest people I've worked with; she really cared about making our wedding perfect! On our wedding day we had inclement weather and Mandy and the venue executed our plan B seamlessly! Our guests still rave over our wedding and I highly recommend this venue!

Services Used: Catering, Ceremony & Reception Venue

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Wedding Date

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Awards

24 Reviews



LOCATION 708 San Antonio Street, Austin, TX 78701

SHARE

Your moment in History

Chateau Bellevue is a fairy tale setting with French Romanesque arches, a blending of classic tradition with casual elegance, the embodiment of old world charm and modern chic, a gracious backdrop that personifies Austin's charming past in the center of all the excitement that is downtown Austin's present.

We have a variety of unique spaces

... read more

Details

Maximum capacity: 150

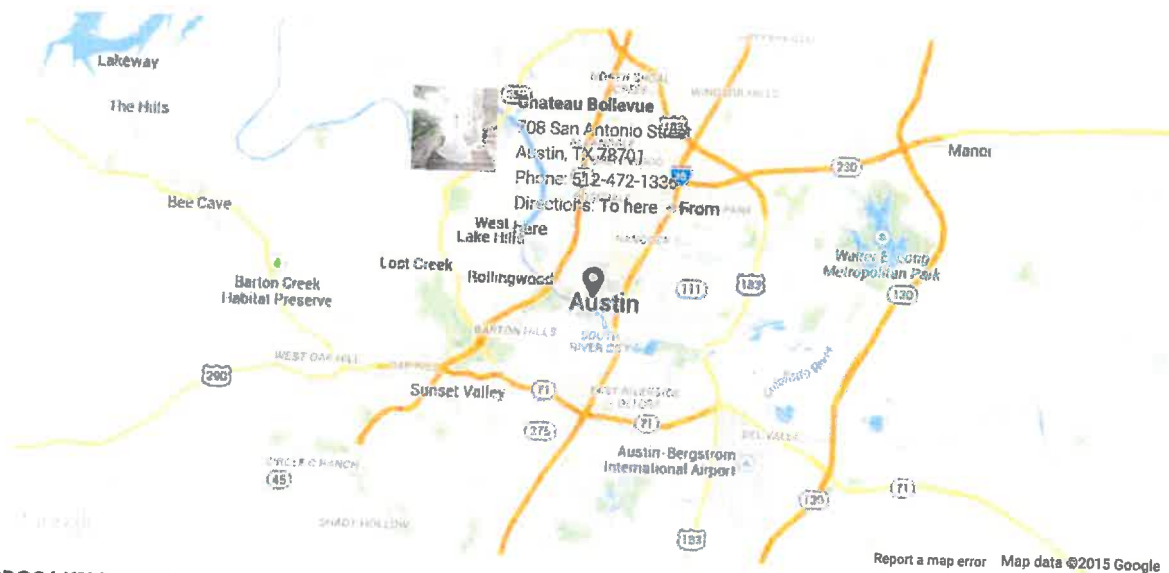
Wedding services: Bridal Shower, Ceremony, Engagement Party, Reception

Catering: Outside Cake OK

[See More Details »](#)



[View More Photos »](#)



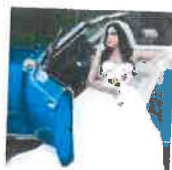
PROS I KNOW (26)



Flair Austin



Life Styled Events



Vanessa Lain Phot...



love is in bloom Ev...



Texas Disc Jockeys....

Follow us on

AWC Weekly Luncheon Tours

Upon request docents will give a tour to guest program presenters and/or guests of AWC members before or after the weekly luncheon. During the last year 143 people were given a tour at a weekly luncheon.

Special Group Tours

Special group tours were given to guests not holding an event at Chateau Bellevue.

Pam Fuch's New Neighbor Group (18)

Bob Bullock Volunteers (15)

Candice Voltz Preservation Group (20)

North Hills Cub Scouts (40)

Fredricksburg DAR Group (12)

Tours were also offered to groups holding an event at Chateau Bellvue.

UT Lamp

UT Forum

UT Nova

Texas Professional Women

Museum Day

Wednesday Morning Music Club

The St. Cecilia Music Society

The total number of guests in special group tours=509.

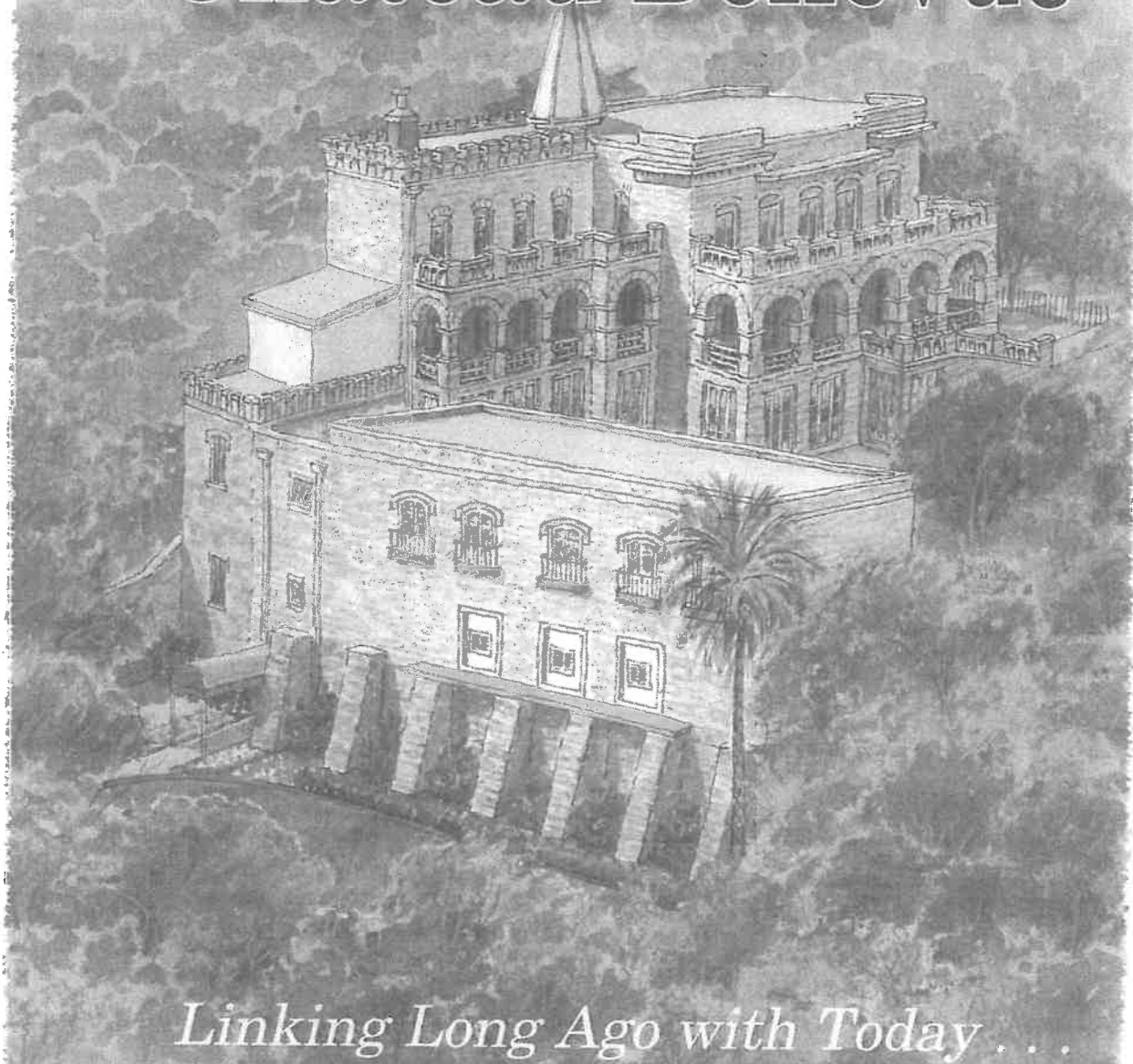
Since September of 2011 the Austin Woman's Club/ Chateau Bellvue has been open to the Bremond Block Tour sponsored by the ACVB. Every

Saturday, as a part of the Bremond Block Tour, Elizabeth Garzone brings visitors inside to tour our historic house. We have enjoyed visitors from all over the United States and from Korea, India, Spain, the United Kingdom, Mexico, Australia, France, Puerto Rico, Netherlands, Hungary, Canada and Japan. During this year, 576 tourists have visited us on this Saturday tour.

Thanks to Patsy Stevenson of ACVB Visitor Services , Chateau Bellevue is listed as a point of interest in ACVB's brochure of Historical Venues and the Austin Insiders Guide of things to do and see when visiting Austin.

The total for docent led tours during the last year is 1228.

Discovering the Treasures of Chateau Bellevue



Linking Long Ago with Today . . .

Visitor's Name _____



Stained glass window, front entrance hallway

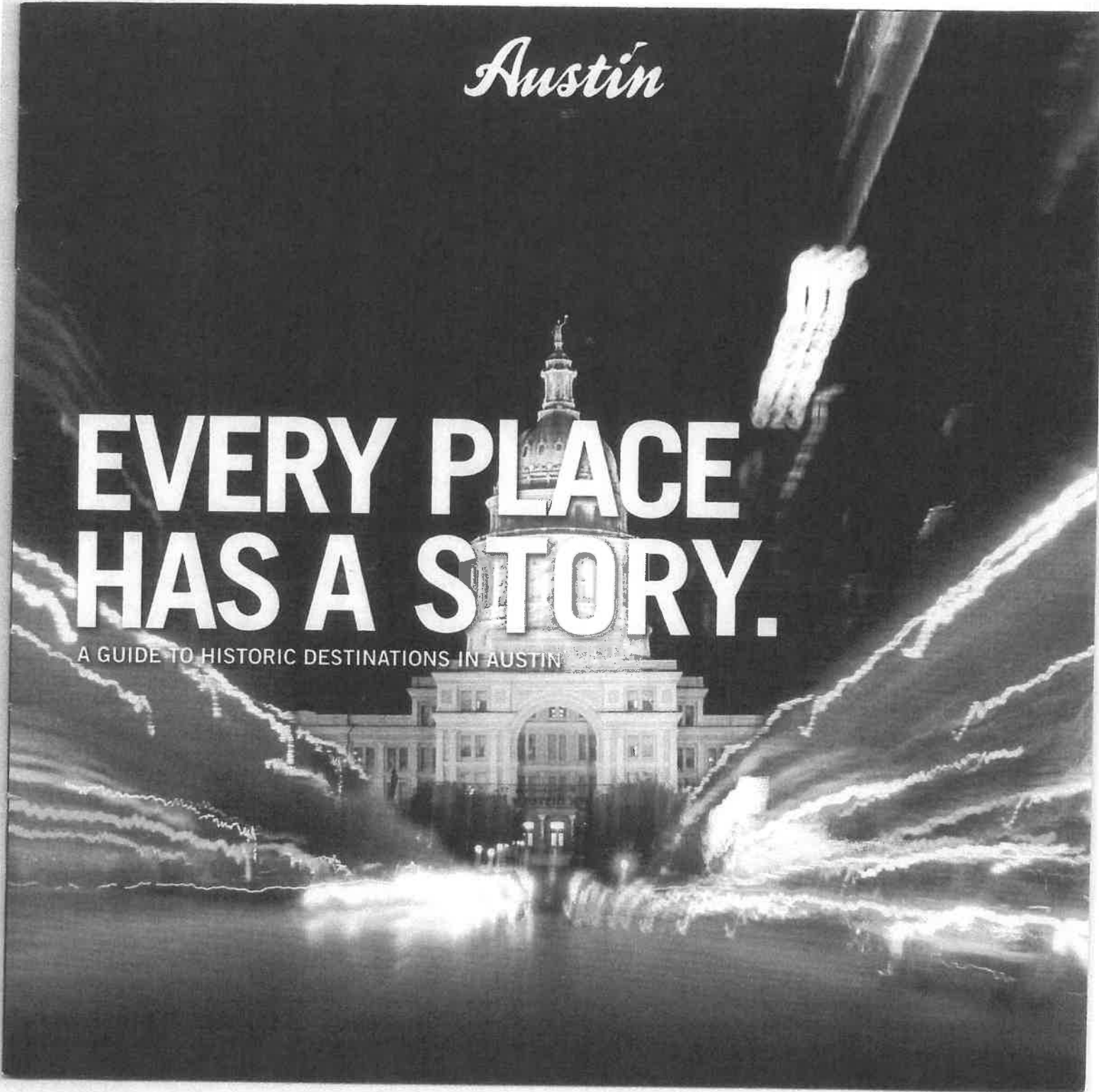
WINDOWS

A Guide to
Discovering
the Treasures
of
Chateau
Bellevue

Austin

EVERY PLACE HAS A STORY.

A GUIDE TO HISTORIC DESTINATIONS IN AUSTIN



5 DOWNTOWN WEST

BREMOND BLOCK

Marriages joined the families of successful merchants John Robinson and John Bremond, and a family compound was created here. The oldest house was built by Abner Cook in 1855. Architect George Fiegl's Victorian styling predominated from 1873 to 1887. *Privately owned buildings, viewable from the street. Boundary: Guadalupe, San Antonio, West Seventh and West Eighth Streets.*

NORTH-EVANS CHATEAU BELLEVUE

Ira Evans was a prominent banker, legislator and advocate for freed slaves. Upon purchasing this 1874 Victorian Romanesque castle in 1892, he hired architect Alfred Giles to improve the house, resulting in its dramatic appearance today. It has been the home of the Austin Woman's Club since 1929. *708 San Antonio St. 512-472-1336. Weddings, events, tours. austinwc.org.*

HEMAN MARION SWEATT COURTHOUSE

Cordova shell limestone with fossil imprints was used by Page Brothers Architects for Travis County's 1931 courthouse. In 1946,

Heman Marion Sweatt, backed by the NAACP, sued the University of Texas for admittance to its law school. The case, argued here by Thurgood Marshall, moved the U.S. toward equality in education. *1000 Guadalupe St. traviscountyhistory.org.*

AUSTIN HISTORY CENTER

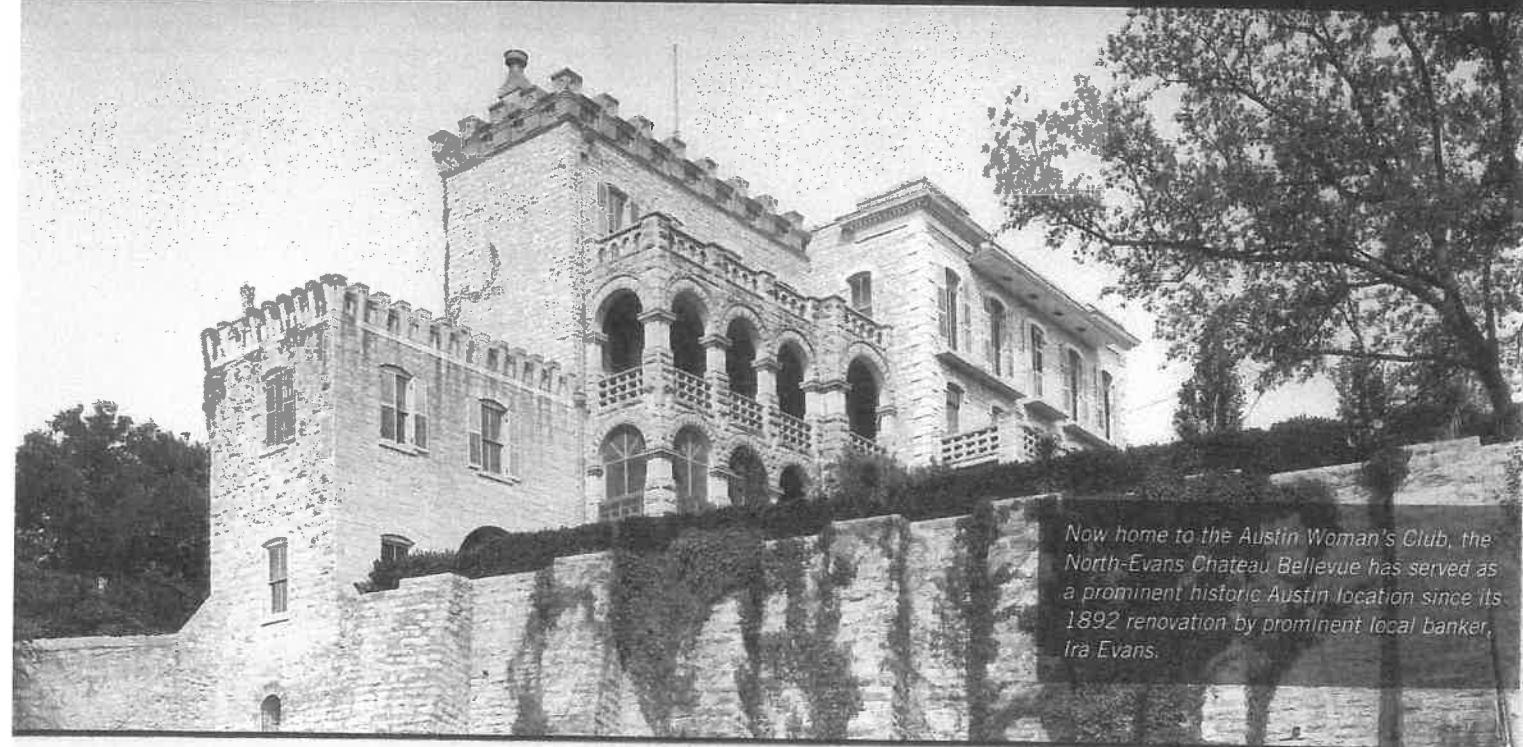
This 1933 Italian Renaissance building, once Austin's main library, was designed by Hugo Kuehne, first dean of the UT School of Architecture. Frescoes, ironwork and wood carvings were done by Austin's finest craftsmen. Interesting exhibits and events recapture Austin's past. *810 Guadalupe St. 512-974-7480. austinhistorycenter.org.*

JUDGE'S HILL NEIGHBORHOOD

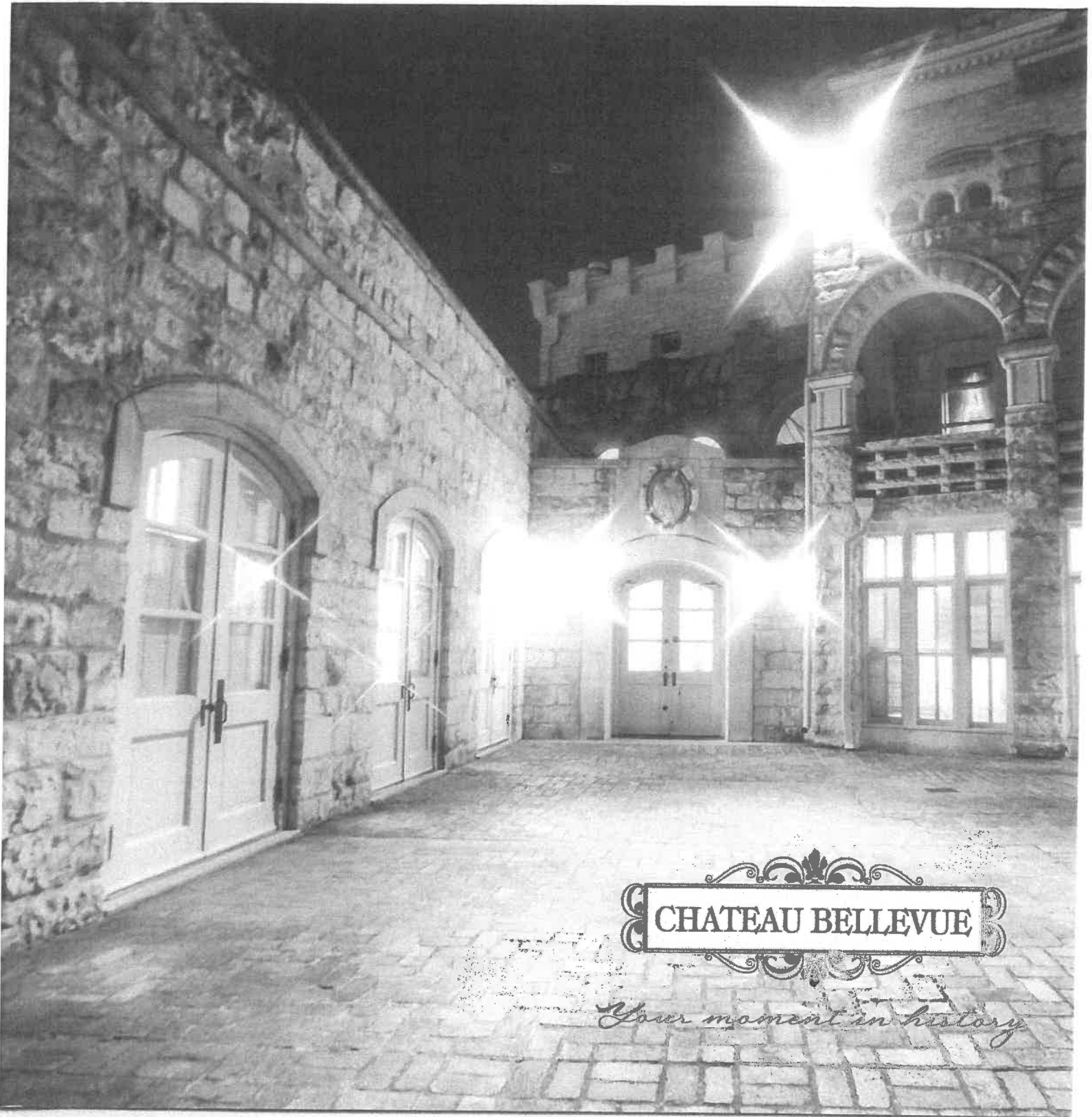
Prominent Austin families lived on this high ground northwest of Capitol Hill, in homes dating from the 1850s to the 1900s. *Approximate boundary: West 14th Street to MLK, Jr. Boulevard; Rio Grande Street to Shoal Creek. Private properties; view from street. The Caswell House hosts weddings, events and tours. 1404 West Ave.*

HISTORIC OPEN SPACES

Republic Square and Wooldridge Park have been designated open spaces since Austin was founded in 1839. *Guadalupe Street, at West Fourth Street and West Ninth Street.*



Now home to the Austin Woman's Club, the North-Evans Chateau Bellevue has served as a prominent historic Austin location since its 1892 renovation by prominent local banker, Ira Evans.



CHATEAU BELLEVUE

Your moment in history

Attachment 2 HISTORIC DOCUMENTATION

NORTH-EVANS CHATEAU

The North-Evans Chateau, first known as Bellevue Place, was built by Harvey and Catherine North in 1874. The architect was Alfred Giles, who later became famous for his Gothic Victorian style.

Before coming to Austin, Harvey North was a merchant in New Orleans. He took his family on long visits to Europe, giving credence to the idea that Bellevue Place's castle imagery evoked European castles. By 1876, North's fortunes in Austin real estate began to falter. Just two years after building the mansion, it was for sale. After several unsuccessful attempts to sell the building, Catherine North sold Bellevue Place to Augusta and William Gaines. Gaines was the owner and editor of the *Daily Democrat-Statesman*. They purchased the mansion in 1884, for half the amount it cost the North's to build. When their business fortunes waned, the ownership of Bellevue Place passed back to the Catherine North.

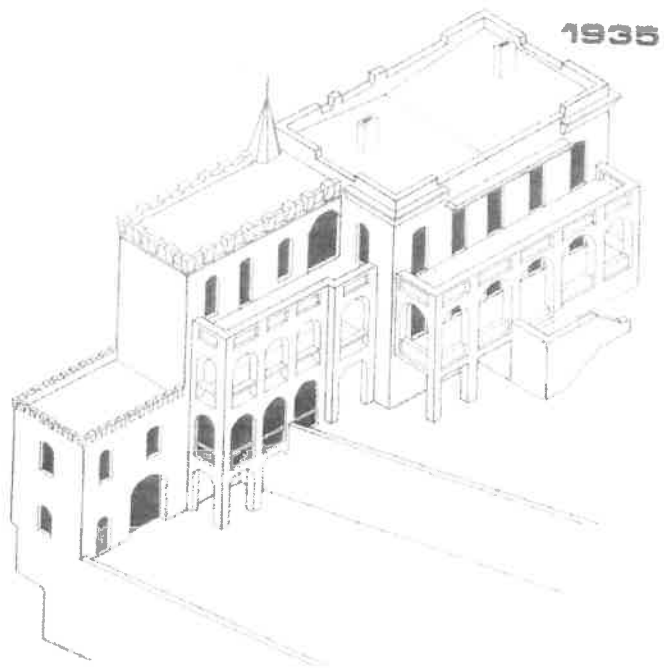
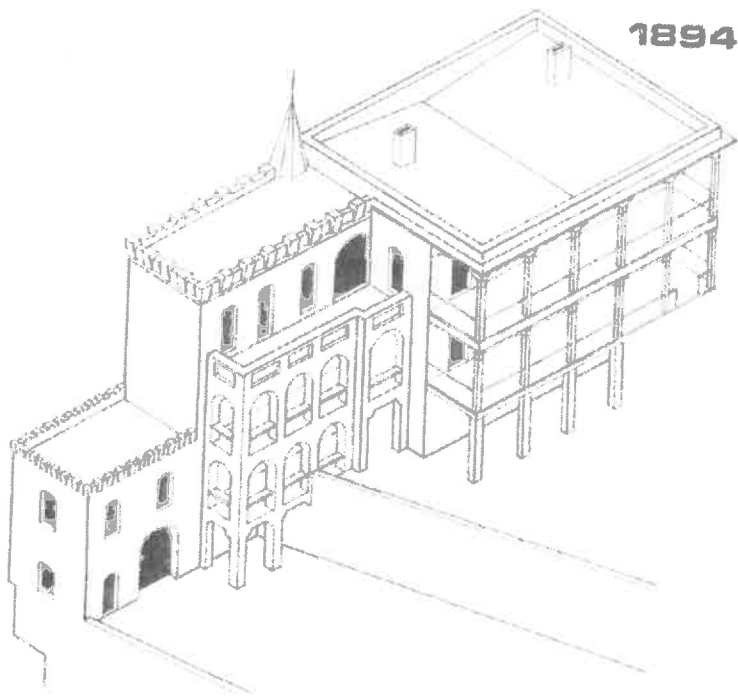
In 1892, Major Ira Evans bought Bellevue Place and turned the home into a showplace, with the help once again of Alfred Giles. Ira Evans served as the youngest speaker of the Texas House of Representatives. He supported to education for newly freed slaves in Texas and helped to establish and fund the new Tillotson College, later to become Huston-Tillotson College. Evans was a principal owner of Texas Land and Cattle Company. He served as chairman of the Board of the Austin National Bank. His home was the location for the founding of many social and civic groups, most notably the Texas Historical Commission.

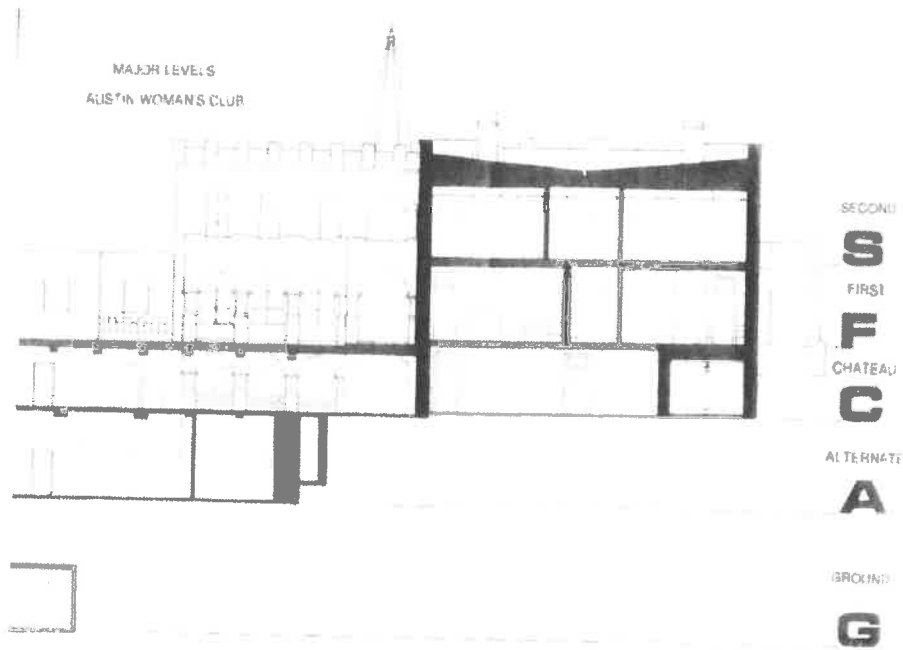
Starting with the North's wooden porch (replaced by limestone in the 1920s), Alfred Giles extended the home toward the west with a series of graceful rusticated limestone arches. He fortified the rooftops with crenellations and added a side entrance of exquisitely carved limestone.

Today the house is maintained and preserved by the members of the Austin Woman's Club. Features and amenities from the late 1800s include:

- Stately stone porches with lovely carved ornamentation
- Delicate hand-carved cherry wood grills and paneled Texas pine wainscoting
- Lovely drawing rooms, furnished with antique Louis XV and Louis XVI period furniture and Persian rugs
- Massive hand-carved curly pine doors
- Ornate hand-cut and stained glass windows
- Original light fixtures and crystal chandeliers
- Charming fire places of marble, carved wood, and European tile.







CIRCA
1895



Mrs. Sam J. Smith
Founding President



Mrs. Miriam A. Ferguson
Governor of Texas 1925-1927



Mrs. Percy V. Pennybacker



Mrs. Zachary T. Scott

AUSTIN WOMAN'S CLUB

The Austin Woman's Club (AWC) was founded in 1929. That same year, with a \$6000 down payment and the endorsement of the American History Club, AWC purchased the North-Evans House from the Evans Estate for \$36,000.

The founding members joined with twelve other women's groups (including the Settlement Club, the Readers Guild, the Jewish Council of Women and the Violet Crown Garden Club) to secure a place for women to gather, learn and network. One hundred and sixty-two women were charter members, with family names prominently associated with Austin in the 1920s—including Governor Miriam A. Ferguson, Mrs. Percy V. Pennybacker, Mrs. Walter Bremond, Mrs. John D. Howson, Miss Lilia Casis, Mrs. J. E. Pearce and Mrs. Z. T. Scott.

In 1939 a Junior Austin Woman's Club was organized so that daughters and granddaughters of members could prepare for future membership in the senior club. In 1986, membership rules were revised to include daughters-in-law and granddaughters-in-law and other outstanding young women of Austin.

The Club has hosted numerous and noted authors, musicians, architects, poets, artists, historians, and civic leaders as part of its active programming —50 meetings each year.

1212315

IMG_1005.JPG



AWC HISTORICAL ROCK WALL NEEDING RESTORATION

(Located on west of AWC property bordering Neuces Street)

ATTACHMENT 3 CERTIFICATE OF APPROPRIATENESS FOR CITY DESIGNATED LANDMARKS AND LETTER OF APPROVAL FOR STATE DESIGNATED LANDMARKS

The Austin City Council, with Steve Sandowsky as City Historic Preservation Officer, met at 7 p.m. on December 15, 2014, in the City Council chambers. Present were Austin Woman's Club President Jo Green and her husband Jim Green, and a number of other members of that organization. These included Mary Padgett, Anna Marie Speir, and Penny Powell and her husband Bob Powell.

The Council voted and approved Certification of Appropriateness for city designated landmarks for two projects of the Austin Woman's Club, item C14H-1974-0036 on the agenda. The two projects approved:

- 1) to repair a failed historic stone wall at the west end of the AWC Nueces Street parking lot
- 2) to repair the AWC Carriage House addition

HISTORIC LANDMARK COMMISSION
DECEMBER 15, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0036
North-Evans Chateau
708 San Antonio Street

PROPOSAL

Repair a failed stone wall at the west wall of the parking lot on Nueces Street; repair the carriage house addition.

PROJECT SPECIFICATIONS

Retaining wall:

The stone retaining wall at the parking lot at the northeast corner of 7th and Nueces Streets (part of the historically-zoned property) has failed and must be repaired. The applicant proposes to remove the stones (visible only from the parking lot – the Nueces Street side of the wall is covered by a grass berm at the sidewalk), install an 8" thick concrete retaining wall, and then re-face it with the existing stones or stones to match the existing.

Carriage house addition:

The addition to the carriage house is also suffering from structural distress. The applicant proposes to underpin the addition by installing drilled piers with a continuous cap or grade beam around the perimeter, remove the masonry veneer and reinstall it, remove the flooring inside the addition to repair the crack in the slab, and provide adequate drainage around the building and slope the grade away from the building to address the observed issues.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Repair, rather than replace deteriorated architectural features wherever 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. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 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 such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

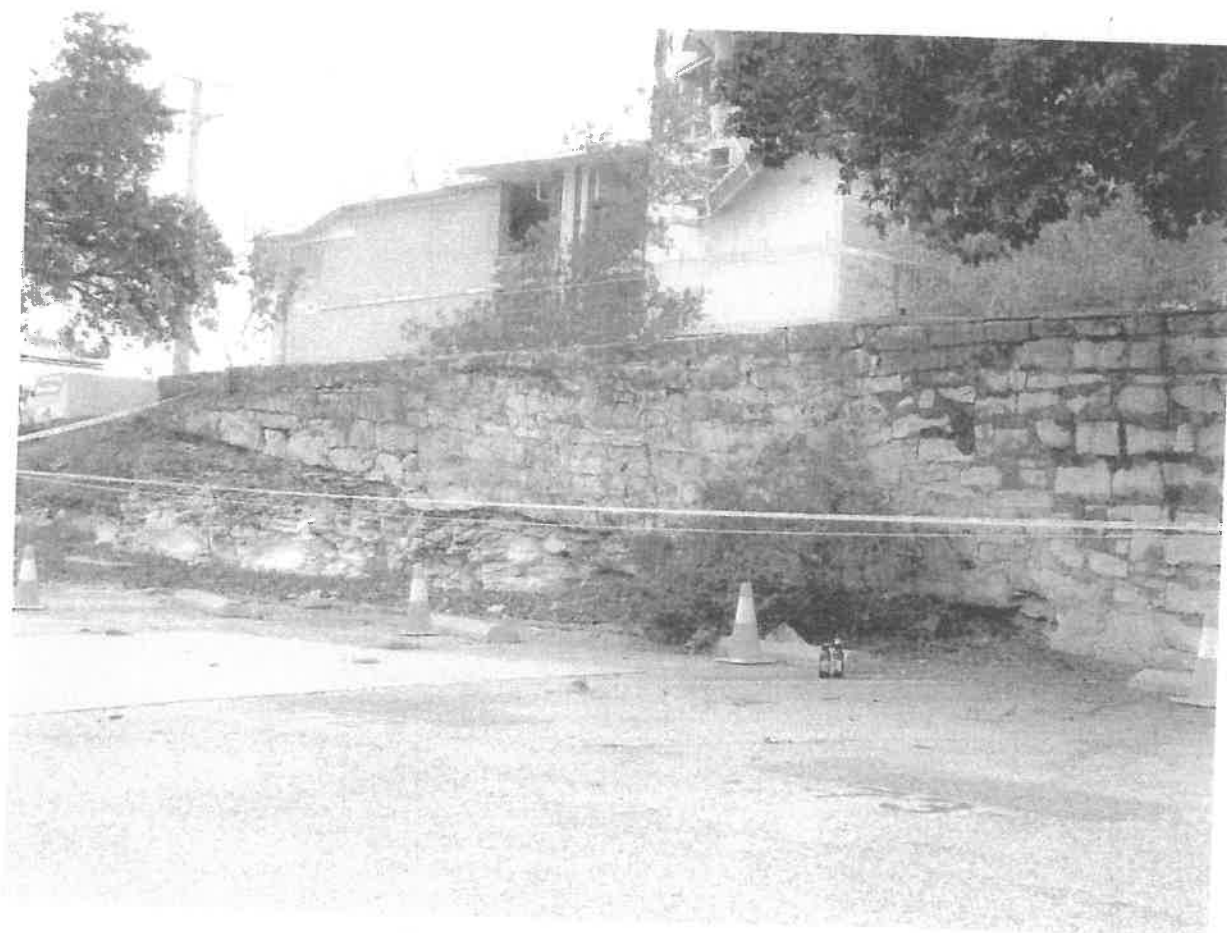
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed. The applicant is seeking to address structural issues on features that have failed or are in danger of failing, and the remedy proposed is appropriate to the conditions and solution.



Failed wall along Nueces Street

Attachment 4

PROJECT BUDGET

The project budget to restore the AWC historical west stone wall will consist of contributions from the Austin Woman's Club and money made available from grants secured. In this section is the AWC budget for 2014-2015. The amount of money needed for the project has been estimated by Sparks Engineering, Inc. and that will be included in this section.

AUSTIN WOMAN'S CLUB

AWC BUDGET 2014 - 2015

INCOME

Dues	\$80,000
Dues, New Members	\$3,000
Dining Room/Outside Special Events	\$245,000
Weddings	\$458,000
Carriage House Rental	\$12,900
Nighttime Parking Lot	\$23,000
Gifts Jr. Austin Woman's Club	\$6,000
Interest Income	\$500
Fundraising Events	\$28,500
Donations	\$15,000
Miscellaneous	\$800
TOTAL INCOME	\$872,700

EXPENSES

Building, General	\$60,000
Fine Arts Committee	\$3,000
House, General	\$30,000
House, Other Items	\$8,200
Food Purchases	\$262,000
Laundry and Linen	\$20,000
Payroll	\$297,000
Taxes, Payroll	\$25,000
Temporary Services	\$30,000
Insurance	\$45,000
Professional Fees	\$15,000
Grounds	\$6,200
Supplies, Office, Printing	\$6,500
Credit Card Fees	\$7,000
Taxes, Property	\$0
Telephone/Utilities/Recycling	\$38,000
Yearbook	\$700
Advertising/Public Relations	\$9,368
Miscellaneous	\$2,982
Archive	\$600
Tours & Docents	\$150
Special Events with JAWC	\$500
Community Advisory Board	\$500
Fund Raising	\$4,250
Special Events	\$750
TOTAL EXPENSES	\$872,700

OPINION OF COST
STRUCTURAL REPAIRS
 Austin Womens Club - CIP wall south of main drive

SPARKS ENGINEERING, INC.
 Prepared by Wes Gibson, PE

	Quantity	Unit	Unit Cost	Amount	Comments
Site retaining walls					
1 Temporary shoring and bracing of south wall	1 LS		\$ 80,000	\$ 80,000	
2 Demolish and install of parapet wall	1 LS		\$ 10,000	\$ 10,000	\$ 28,324
3 Drilled piers	12 EA		\$ 800	\$ 9,600	
4 8 inch thick CIP wall	800 SF		\$ 90	\$ 72,000	reinforced concrete, nominally 8" thick
5 1 inch thick concrete REPLACE SPARK	800 SF		\$ 90	\$ 72,000	reinforced concrete, nominally 8" thick
6 Foundation drain	180 LF		\$ 15	\$ 2,500	Install at both walls
Subtotal				\$ 192,100	\$196,794
Further Investigation					
7 Geotechnical study	1 LS		\$ 10,000	\$ 10,000	
Subtotal				\$ 10,000	
TOTAL CONSTRUCTION				\$ 202,100	\$ 206,794
Contingency	10% of		\$197,100	\$ 20,000	
Engineering Design Fees	1 LS		\$ 25,000	\$ 25,000	Does not include materials test & inspection
TOTAL				\$ 227,100	\$ 261,294

Round to the nearest: \$ 500

Opinion of Cost is conceptual only and does not represent a bid or guarantee of actual costs.
 Quantities are approximate and based on preliminary visual observations.

Attachment 5

THREE COMPETITIVE BIDS

This grant application requests funding for one part of many stages to restore a historical stone wall of the west side of the property of the Austin Woman's Club North-Evans Chateau. This present proposal is to build a concrete retaining wall to support the original stone removed from the unstable wall. The wall is about 103 feet long, two feet thick, and has a medium height of seven feet.

Other sources of funding will cover removal of the original stones, cleaning them, and replacing them at the end of the many stages to restore the long wall. A preliminary structural evaluation by Sparks Engineering, Inc. provides an overview of the total project and will be included in Attachment 9, Plans and Specifications of Proposed Work.

Three competitive bids include ones from Myers Concrete Construction, LP; Ash Masonry Masterworks; and Ed A. Wilson, Inc. These follow immediately.

MYERS CONCRETE CONSTRUCTION, LP

P.O. BOX 2928 WIMBERLEY, TEXAS 78676

512-847-8000 Wimberley 512-842-5000 Austin Metro 512-847-3831 Fax

www.myersconcrete.com

email: info@myersconcrete.com

WBE/HUB Certified

Austin Woman's Club
Attn: Penny Powell
708 San Antonio
Austin, TX

512-431-6630

rrpowell@austin.rr.com

March 5, 2015

Project: Retaining Wall

CONTRACT

1. Myers Concrete Construction, LP proposes to supply all labor and materials for the following work described:

The Following is for Budgeting Purposes Only. Additional Pricing to be Supplied After Structural Drawings have been Supplied by Owner.

- A. All rock and masonry by others
 - B. Install approx. 721 SF of vertical concrete wall
 - C. Install approx. 618 SF of concrete footer
2. Exclusions: Masonry, Demo of Existing Wall, Bonds, Permits, Testing, Rock Excavation, and Utilities Not Clearly Marked.
 3. Myers Concrete Construction, LP will provide Workers Compensation and General Liability Insurance.
 4. Contract must be signed and returned prior to any commencement of work
 6. Draws paid as work progresses and payment in full upon completion.
 7. **Total Price for Work Listed Above** **\$68,600.00**


Myers Concrete Construction, LP
By Randy Myers, VP of Myers Concrete, L.L.C. CIP

Austin Woman's Club

Date

3/5/15
Date

ASH MASONRY MASTERWORKS
Preservation · Restoration · New Construction
P.O. Box 2946 · Wimberley Texas 78676
Brian Ash · 210-488-8849 · 512-353-3337
BrianAAsh@gmail.com

Proposal

Page no.1 of 1 page(s)

SUBMITTED TO:	DATE: March 31, 2015
NAME: Austin Woman's Club	JOB NAME: Austin Woman's Club Stone Wall Foundation
ATTN: Anna Speir annawynspeir@sbcglobal.net	710 San Antonio St.
CITY/STATE/ZIP: 710 San Antonio St.	Austin TX 78701
PHONE: Austin TX 78701	

DESCRIPTION:

- 1) The installation of a concrete foundation running along the border of the Austin Woman's Club parking lot adjacent to Nueces Street. The foundation will begin south of the central parking area entrance on Nueces and follow the footprint of the original stone wall which was removed due to failure.
- 2) The foundation will consist of a vertical structure to withhold the earthen mass beyond and a horizontal footing to support the new stone wall to be erected.

COST = \$87,560.00

NOTE: This proposal was created without a drawing by a structural engineer and may be subject to change based on their design/recommendations.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature Electronic Signature: Brian A. Ash

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:

Signature _____

Date: _____

Signature _____

Local: 817/926-0231
Metro: 817/429-0461
Fax: 817/926-0691
Metro Fax: 817/429-4125

ed a. WILSON, INC.
General Contractors

2704 Lipscomb St.
P.O. Box 11423
Fort Worth, TX 76110-0423

March 11, 2015

Austin Woman's Club
Attn: Penny Powell
708 San Antonio
Austin, Texas 78701

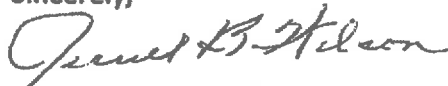
Dear Ms. Powell

Re: Retaining Wall Project

For budget purpose only, Ed A Wilson, Inc. will furnish and install 750 square feet (sf) of concrete wall and 625 square feet (sf) of concrete footer. Ed A Wilson, Inc. excludes any demolition of existing wall, any masonry, rock excavation, permits and bonds. Our quotation for this scope of work is Eighty Thousand Dollars (\$80,000.00).

Thank you for the opportunity to quote on this project.

Sincerely,



Jerrell B. Wilson
Vice President
Ed A Wilson, Inc.
300 E. 8th Street
Austin, Texas 78701
512-708-1540

Attachment 6

PROJECT SCHEDULE

The approximate time-line for restoration of the historic west stone wall at the Austin Woman's Club will be suggested. With the existing demand for work related to construction and restoration, availability of qualified workers inhibits precise time estimates.

Survey of the property at the historic stone wall.	
Cost \$1500 previously made available.	2 weeks
Geotech (soil study) Permits from the city required before drilling.	2-3 weeks
Engineer designs wall	4 weeks
Remove the stones from the wall, prop up wall, and clean stones	4 weeks
Build the concrete wall stage. Bids from Meyers \$68,600, Ash \$87, 560, Wilson \$80,000. Choice cannot be made until previous stages are completed.	4 weeks
Replace historic original stones on concrete wall	4 weeks

ATTACHMENT 7: PROOF OF OWNERSHIP

THE STATE OF TEXAS,)
COUNTY OF TRAVIS.)

WHEREAS, by deed dated November 5, 1929, W. Leslie Evans and Wilber H. Young, Individually and as Independent Executors of the Estate of Francese A.H. Evans, Deceased, Hobart Y. Evans, and Francis H. Evans, conveyed to Austin Woman's Club, a part of Block No. Seventy-nine (79) in the City of Austin, in Travis County, Texas, fully described in said deed, which is duly recorded in the Deed Records of Travis County, Texas, in Book 443, at page 305, and for part of the consideration agreed to be paid for said property, the said Austin Woman's Club made, executed and delivered to W.L. Evans and Wilber H. Young, Independent Executors of the Estate of Francese A.H. Evans, Deceased, its series of sixteen (16) promissory notes of even date with said deed, numbered 1 to 16 inclusive, in amounts and payable as recited in said deed, and to secure the due payment of said notes the vendor's lien was expressly retained in said deed;

AND, WHEREAS, by instrument dated December 30, 1930, said notes Nos. 9 to 16 inclusive, together with the vendor's lien securing the same, were by the owners and holders thereof transferred and assigned to the undersigned, Nella T. Evans;

AND, WHEREAS, the said Austin Woman's Club has paid the said notes so assigned to the said Nella T. Evans, in full, principal and interest, and at the date of their payment they were the property of the undersigned, Nella T. Evans;

NOW, THEREFORE, in consideration of the premises and the full and final payment of said notes, I, the said Nella T. Evans, a feme sole, the legal and equitable owner and holder thereof, hereby release the said land and premises from the vendor's lien retained in said deed to secure the payment of said notes, and here declare said notes and said lien fully satisfied.

WITNESS MY HAND, this the 31st day of May, A.D. 1938.

Nella T. Evans

Attachment 8

INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

AUSWO-1

OP ID: JJ

DATE (MM/DD/YYYY)

03/09/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Garrett-Abney-Weeren Co.
P. O. Box 14444
Austin, TX 78761
Ed Weeren

CONTACT NAME: Ed Weeren

PHONE (A/C No. Ext): 512-454-5266

FAX (A/C No.):

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Great American Insurance Co.

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED Austin Woman's Club Inc.
Attn: Kathy Smith
708 San Antonio
Austin, TX 78701

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		PAC1670565	07/01/2014	07/01/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$ OCCUR CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property Section		PAC1670565	07/01/2014	07/01/2015	Bldg 4,161,800 Contents 63,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

AUSWO01

Austin Woman's Club

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Attachment 9

PLANS AND SPECIFICATIONS OF PROPOSED WORK

A preliminary structural evaluation by Sparks Engineering, Inc. provides an overview of the total project to restore the existing historical west stone wall. (A second totally different project regarding the Carriage House was evaluated at the same time and included with the report on the west stone wall, with some information for both on the same page.) Only information about the historic west wall should be considered at this time.

SPARKS ENGINEERING, INC.
STRUCTURAL EVALUATION, DESIGN AND TESTING

September 17, 2014

John Volz, AIA
Volz O'Connell Hutson, Inc
1105 West 42nd Street
Austin, Texas 78756
512.476.0433

Sent via email to john@voharchitects.com

1 page

SUBJECT: RETAINING WALLS
Austin Woman's Club
Austin, Texas

Dear Mr. Volz:

This letter is to advise you of the immediate need to install temporary lateral bracing along the retaining wall at the southwest end of the Austin Woman's Club facility.

I visited the facility with you on Wednesday September 17, 2014 to evaluate the carriage house addition and the limestone masonry retaining walls at the west end of the property (along Nueces St). The retaining wall south of the main drive has significant distress caused by the adjacent trees, including cracking, outward displacement at the base, and a significant outward lean along the wall. The present distress indicates a risk of instability, even if the trees are removed.

The wall should be immediately braced laterally to prevent further movement and/or collapse. Ground level parking adjacent to the base of the wall and upper level sidewalks should be barricaded from the public until the wall has been replaced or it is temporarily stabilized.

This letter is in advance of our more complete report so that the bracing work can proceed immediately. Please contact our office with any questions regarding this letter.

Sincerely,

SPARKS ENGINEERING, INC.
TEXAS REGISTERED ENGINEERING FIRM F-00515



Zach Webb, P.E.
Senior Engineer

Austin Woman's Club

Preliminary Structural Evaluation

SPARKS ENGINEERING, INC.

STRUCTURAL EVALUATION, DESIGN AND TESTING

September 29, 2014

John Volz, AIA
Volz O'Connell Hutson, Inc.
1105 West 42nd Street
Austin, Texas 78756
512-476-0433

**SUBJECT: PRELIMINARY STRUCTURAL
EVALUATION**
Austin Woman's Club
Carriage House Addition and
Retaining Walls along Nueces Drive
Austin, Texas

Dear Mr. Volz:

Sparks Engineering, Inc. (SEI) has completed our preliminary structural evaluation of the carriage house addition and retaining walls along Nueces Drive at the Austin Woman's Club in Austin, Texas. The purpose of the structural evaluation was to develop opinions and recommendations regarding major structural issues and repairs. These services were requested by you and were performed in accordance with our contract for consulting services.

Project Overview

During the evaluation distress was observed at the carriage house addition due to differential foundation movement between it and the carriage house. The retaining wall adjacent to the carriage house appeared stable with minor cracking. However, the wall south of the main drive appeared unstable and at risk for collapse. The conditions at the wall south of the main drive were noted with recommendations for immediate stabilization of the wall in the letter provided to Volz O'Connell Hutson, Inc. dated September 17. Our detailed observations, finding and recommendations are presented below.



By:

SPARKS ENGINEERING, INC.
Texas Registered Engineering Firm F-00515

403 NORTH MAYS STREET - ROUND ROCK, TEXAS 78664
TEL. (512) 310-7727 - WWW.SPARKSENGINEERING.COM

On September 17, SEI project engineers Zach Webb and Wes Gibson visited the site to perform the evaluation. It included observation of the site features and drainage, visual inspection of the carriage house addition limestone veneer, observations of the typical structural systems on the interior of the addition, and a visual survey and measurement of lean of the limestone masonry retaining walls. Below is a site schematic for clarity of terms used in the report.

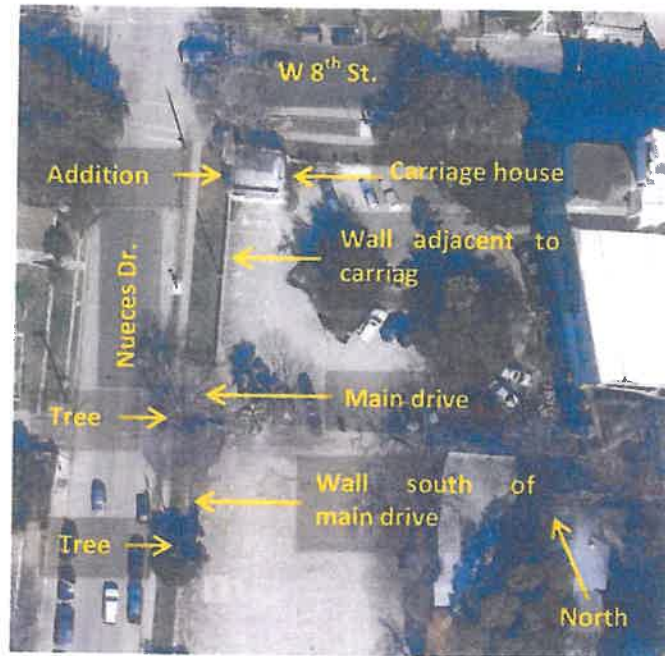


Figure 1: Overhead view of property for clarity of terms.

RETAINING WALLS

The retaining walls are constructed of multi-wythe limestone masonry and have clay pipe drains located approximately every 10-foot along the length. It was unclear at the time of the evaluation if the drains were properly functioning on either wall.

On the wall adjacent to the carriage house, slight outward movement of 1-inch at the center was observed (Figure 2, right). There was also minor cracking on the inside face at the north end of the wall (Figure 2, left). Overall this section of wall appeared to be performing adequately.

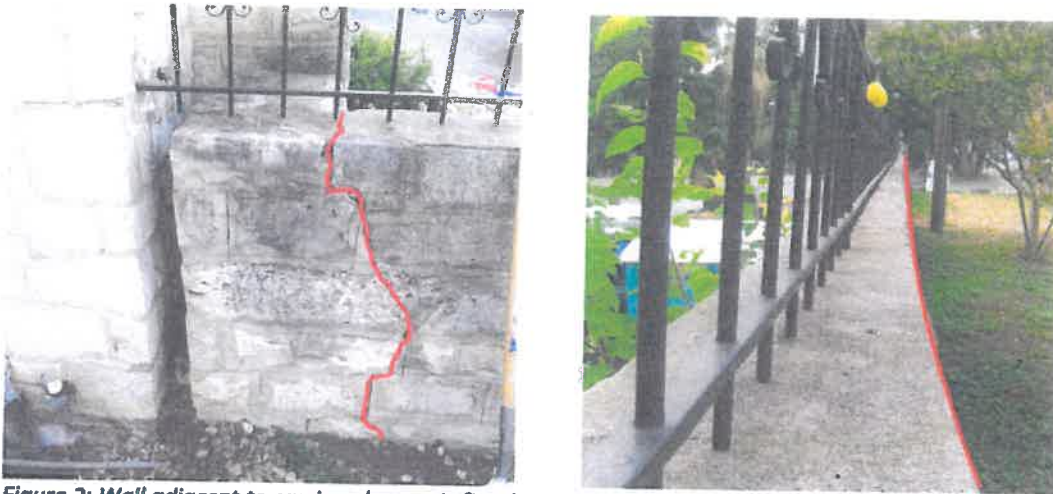


Figure 2: Wall adjacent to carriage house; Left, minor cracking on inside face on north end of wall (highlighted). Right, minimal outward lean at center of wall (lean of wall highlighted).

Significant signs of distress were observed at the wall on the south side of the main drive, including displacement-induced cracking on the outside face (Figure 4), outward displacement at the base (Figure 3, left), and significant outward lean along the length of the wall, up to 9-inches from plumb (Figure 3, right). The distress and movement is likely due to two adjacent trees (and roots) which are pushing on the inside face of the wall.



Figure 3: Wall on the south side of main drive; Left, displacement at base of wall. Right, the wall is leaning out up to 9-inches (lean of wall highlighted).

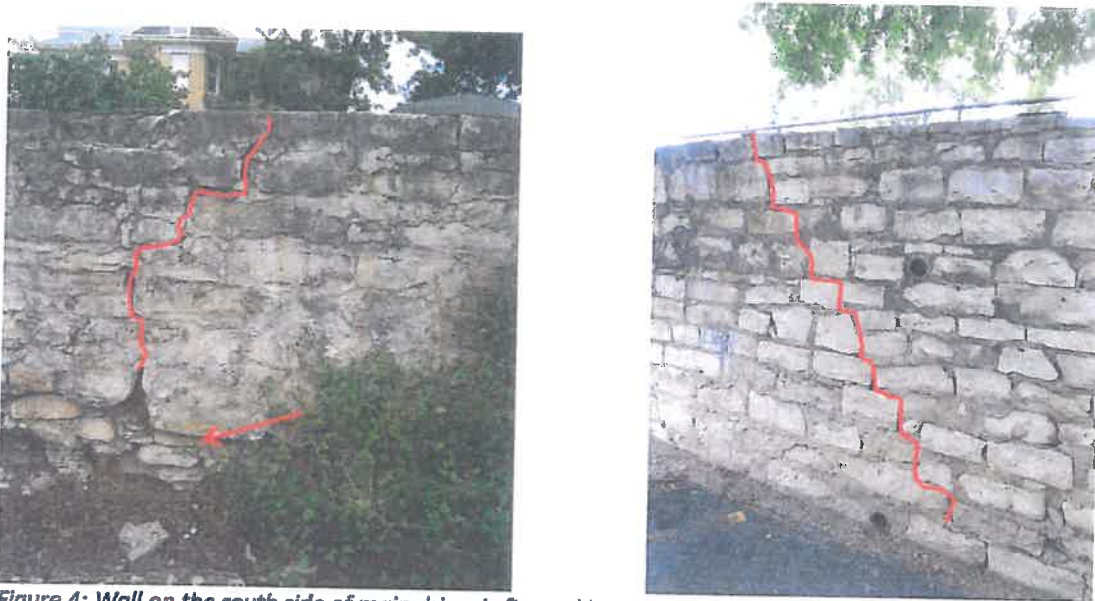


Figure 4: Wall on the south side of main drive; Left, cracking on outside face of wall and outward displacement at the base (highlighted). Right, stair step cracking on the outside face of the wall (highlighted).

Opinions and Recommendations

The wall adjacent to the carriage house is performing adequately, with minimal cracking. The wall on the south side of the main drive is unstable and there is a risk of collapse. The following is recommended;

Wall adjacent to carriage house

1. Obtain the services of a licensed plumber to locate and scope the existing below-grade drains and plumbing in and around the wall. As required, reinstall adequate drainage.

Wall on south side of main drive

1. Barricade the adjacent parking stalls and the grassy area along the top of the wall at street level.
2. Immediately provide lateral shoring along the length of the wall. The bracing members can be made of sawn timber or structural steel, such as tilt-wall pipe braces. The bracing must be anchored to either a dead man or a temporary foundation. The sketch below is shown to illustrate the general approach. We recommend that the owner engage a qualified contractor right away in order to expedite the work and coordinate on the design with regard to the most efficient means and methods.

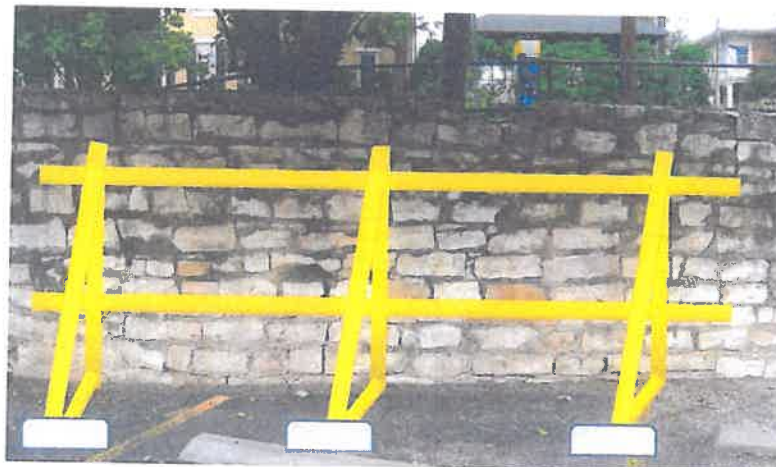


Figure 5: Suggested lateral shoring concept.

3. Remove the two trees located along the length of the wall.
4. Perform a geotechnical investigation to determine soil type at the location of the wall.
5. Demolish the existing wall and construct a new retaining wall. The actual design will be based on detailed analysis, however for planning purposes the wall will consist of an 8-inch thick reinforced concrete wall founded on drilled pier foundations spaced at 10-feet with a continuous pier cap. The foundation design will be based on recommendations from the geotechnical investigation. The wall can be built with a brick ledge in order to install a limestone masonry façade to match existing conditions. A permanent protective railing should be installed at the top of the wall. Drainage and weep holes should be provided along the length of the wall.

CARRIAGE HOUSE ADDITION

The carriage house addition is constructed with wood-framed walls and roof, and a limestone masonry veneer. The inside of the walls is plaster secured on metal lath. A test pit was installed outside of the west wall of the addition. From the test pit the 4-inch thick slab foundation of the addition was visible. A drainage pipe wrapped in fabric located 12-inches below grade was also noted from the test pit.

In addition, the following was observed at the carriage house addition;

1. Grade at the addition is sloped towards the building, instead of towards the street. Further, it was unclear if the drainage pipe was functioning properly.
2. Differential movement between the addition and carriage house has caused distress at the addition. Specifically; displacement away from the carriage house at the tops of the north and south addition walls, up to 1-inch (Figure 6, left). Failure of caulking between the wood roof at the addition and the masonry parapet on the carriage house (Figure 6, right). And continuous cracking at the bathroom floor and north kitchen wall in the addition (Figure 5).
3. It was unclear what kind and at what spacing, if any, connections were in place to secure the limestone masonry veneer to the wood framing. The veneer on the top of the north wall below the roof eave is loose and easily moved by hand.
4. The wood framing at the addition appears to be merely toenailed to the wood ledger at the carriage house.

The evaluation did not include the carriage house proper. However, after limited visual observations it appears to be stable, likely founded on limestone, with minimal cracking noted.



Figure 6: Displacement away from the carriage house, approximately 1-inch. Right, caulking failure along the roofline of the addition.

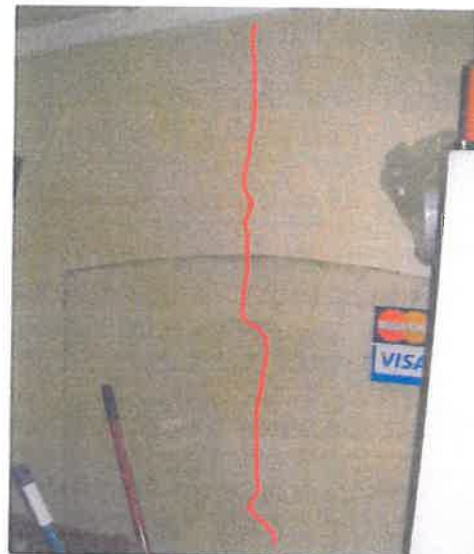


Figure 5: Left, continuous crack along the width of the floor between carriage house and the addition. Right, continuous crack in the wall along the interface of the carriage house and the addition (highlighted).

Opinions and Recommendations

Based on the displacements and cracking caused by differential movement between the addition and the carriage house, the following actions are recommended to stabilize the addition;

1. Perform a geotechnical investigation to determine soil type at the location of the addition.
2. Underpin the addition by installing drilled piers with a continuous cap or grade beam around the perimeter. The foundation design will be based on recommendations from the geotechnical report.
3. Remove the masonry veneer. Provide masonry ties between the wood studs and the veneer upon reinstallation.
4. Remove flooring inside the addition in order to expose the crack in the slab. Repair crack, or remove and replace concrete as necessary to provide a continuous, level floor.
5. Provide adequate drainage around building and slope grade away from building.

Due to the extent of repairs needed, it will likely be more efficient to demo and rebuild the edition using the available salvaged materials.

CLOSING

The investigation was limited to the carriage house addition and retaining walls along Nueces Drive. This report and recommendations are based on the observed conditions at the subject property at the time of the investigation. Other conditions may exist, or develop over time, which were not found during the investigation. These recommendations do not represent a final design or specification. Additional investigation may be required as part of a comprehensive program or design.

Please contact us if you have any questions regarding this report.

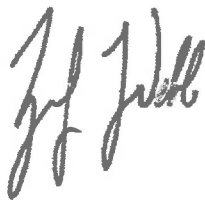
Sincerely,

SPARKS ENGINEERING, INC.



Patrick Sparks, P.E.
Principal

Wes Gibson, PE
Project Engineer



Zach Webb, PE
Project Engineer

OPINION OF COST
STRUCTURAL REPAIRS
Austin Womens Club - CIP wall south of main drive

SPARKS ENGINEERING, INC.
Prepared by Wes Gibson, PE

	Quantity	Unit	Unit Cost	Amount	Comments
Site retaining walls					
1 Temporary shoring and bracing of south wall	1 LS		\$ 50,000	\$ 50,000	
2 Descend and haul of rough wall	1 LS		\$ 40,000	\$ 40,000	\$ 28,324
3 Drilled piers	12 EA		\$ 800	\$ 9,600	
4 8 inch thick CIP wall	800 SF		\$ 90	\$ 72,000	reinforced concrete, nominally 8" thick
5 REPLACE STONE 8 inch thick wall	800 SF		\$ 80	\$ 64,000	replace with stainless steel anchors \$ 94,920
6 Foundation drain	180 LF		\$ 15	\$ 2,500	install at both walls
Subtotal				\$ 196,794	
Further investigation					
7 Geotechnical study	1 LS		\$ 10,000	\$ 10,000	
Subtotal				\$ 10,000	
TOTAL CONSTRUCTION				\$ 206,794	
Contingency	15% of		\$197,100	\$ 29,500	
Engineering Design Fees	1 LS		\$ 25,000	\$ 25,000	Does not include materials test & inspection
TOTAL				\$ 261,294	

Round to the nearest: \$ 800

Opinion of Cost is conceptual only and does not represent a bid or guarantee of actual costs.
Quantities are approximate and based on preliminary visual observations.

**OPINION OF COST
STRUCTURAL REPAIRS
Austin Womens Club - Option 1 demo and rebuild**

SPARKS ENGINEERING, INC.
Prepared by Wes Gibson, PE

	Quantity	Unit	Unit Cost	Amount	Comments	Round to the nearest: \$ 500
Carriage House Addition						
1 Total demo of structure	100 SF		\$ 75	\$ 7,500	salvage existing materials and minimize damage to original carriage house	
2 Drilled piers	6 EA		\$ 800	\$ 5,000		
3 New SOG	60 SF		\$ 60	\$ 3,500	with thickened edge to span piers	
4 Reconstruct wood framing	1 LS		\$ 6,000	\$ 6,000	replace rotted members, reuse where possible	
5 Reconstruct masonry veneer	1 LS		\$ 10,000	\$ 10,000		
6 MEP	1 LS		\$ 10,000	\$ 10,000		
7 Roof	90 SF		\$ 25	\$ 2,500		
8 Regrade and install drains	1 LS		\$ 3,500	\$ 3,500		
Subtotal				\$ 48,000		
TOTAL CONSTRUCTION				\$ 48,000		
Contingency	15% of		\$ 48,000	\$ 7,000		
Engineering Design Fees - Lump Sum	1 LS		\$ 8,000	\$ 8,000	Does not include materials test & inspection	
TOTAL				\$ 63,000		

*Opinion of Cost is conceptual only and does not represent a bid or guarantee of actual costs.
Quantities are approximate and based on preliminary visual observations.*

Does not include costs for architectural restoration; landscape plantings; wall or other interior finishes; window or door openings.

OPINION OF COST
STRUCTURAL REPAIRS
Austin Womans Club - Option 2 underpinning

SPARKS ENGINEERING, INC.
Prepared by Wes Gibson, PE

	Quantity	Unit	Unit Cost	Amount	Comments
Carriage House Addition					
1 Underpinning	6	EA	\$ 2,500	\$ 15,000	
2 Repair SOG	30	SF	\$ 100	\$ 3,000	
3 Gradebeam	26	LF	\$ 150	\$ 3,900	
4 Repair framing	1	LS	\$ 2,500	\$ 2,500	
5 Repair MEP	1	LS	\$ 8,000	\$ 8,000	
6 Repair roof	1	LS	\$ 2,000	\$ 2,000	
7 Reconstruct masonry veneer	1	LS	\$ 10,000	\$ 10,000	
8 Regrade and install drains	1	LS	\$ 3,500	\$ 3,500	
Subtotal				\$ 47,900	
TOTAL CONSTRUCTION				\$ 47,900	
Contingency	15% of		\$ 47,900	\$ 7,000	
Engineering Design Fees	1	LS	\$ 8,000	\$ 8,000	Does not include materials test & inspection
TOTAL				\$ 62,900	

Round to the nearest: \$ 500

Opinion of Cost is conceptual only and does not represent a bid or guarantee of actual costs. Quantities are approximate and based on preliminary visual observations.

Does not include costs for architectural restoration, landscape plantings; wall or other interior finishes; window or door openings.