

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

**Grant Applicant:** Mayfield Park Cottage and Gardens c/o City of Austin PARD

**Address:** 3505 W. 35th Street

Austin, TX 78703

**Project Summary:** First Step in Restoration and Rehabilitation of Historic Rock Walls.

<b>Requested Grant Amount:</b> \$	37,434.00	
<b>Matching Funds/In-Kind:</b> \$	-	
<b>Previous Grants Received:</b> \$	4,985.00	FY 2002/2003
\$	2,765.00	FY 2004/2005
\$	<u>7,750.00</u>	

**Historical Significance Summary:** A 23 Acre wooded estate with unique architectural and landscape features reflecting the splendor of the estate's era of 1890-1920's with herbaceous garden, rock garden and rose garden.

**Tourism Impact:** Provides indoor-outdoor setting for family gatherings, nature study, retreats and social events. Noted in the Austin CVB tour guide, Travel Texas Guide, Frommer's etc. Annual 10,000 visitors with 1/3 approximately outside Austin and from 30 foreign countries over a larger period of time.

**ACVB Recommendation:**

**HLC Recommendation:**

**Austin Convention & Visitors Bureau (AC&VB)  
Grant Application-Spring 2015**

Austin Convention & Visitors Bureau  
ATTN: Steve Genovesi, Senior Vice-President, Sales  
301 Congress Avenue, Suite 200  
Austin, Texas 78701  
[sgenovesi@austintexas.org](mailto:sgenovesi@austintexas.org)

**Date: 3 April 2015**

**Historic Property and Address:**

Mayfield Park Cottage and Gardens  
3505 W. 35th Street, 78703

**Applicant's Name:**

Mayfield Park/Community Project

**Owner's Name:**

Parks & Recreation Department  
City of Austin

**Contact Persons:**

Blake Tollett  
3701 Bonnie Road 78703  
512-477-4028  
[blake.tollett@earthlink.net](mailto:blake.tollett@earthlink.net)

Karen Cannatti  
2704 Macken 78703  
512-453-7074  
[Neenok@aol.com](mailto:Neenok@aol.com)

**Name of Project:**

Mayfield Wall Rehabilitation

**Description of Project:**

The Mayfield Cottage and Gardens are a registered City of Austin Historic Landmark and are also listed on the National Register of Historic Places. One of the defining features of the cottage and garden grounds is extensive rockwork evidenced in the surrounding rock walls, arches and

gates. Through the passage of time, natural forces along with the deterioration of the rockwork's structural integrity has resulted in the collapse of the walls in many areas. This grant will be used as the first step in the restoration and rehabilitation of all the historic rockwork on site.

**Amount of Funding Requested:**

\$37,434

**ASH MASONRY MASTERWORKS**  
 Preservation • Restoration • New Construction  
 P.O. Box 1946 • Wimberly Texas 78676  
 Brian Ash • 512-488-8849 • 512-353-3337  
 Brian.Ash@gmail.com

**Proposal**

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<b>SUBMITTED TO:</b>		<b>DATE:</b> March 30, 2015
<b>NAME:</b> Blake Tollett - MP/CP		<b>JOB NAME:</b> Mayfield Park - Wall Restoration Phase II
3701 Bonnie Road		3801 W 35th Street
<b>CITY/STATE/ZIP:</b> Austin TX 78703		Austin, Texas 78703
<b>PHONE:</b> (P) 512.477.4028 (E) blake.tollett@earthlink.net		
<b>DESCRIPTION:</b>		
1) A section of wall closest to the southernmost column/gate will be dismantled and rebuilt (approximately 15' long x 4' high x 24" thick).		
2) A section of wall to the west of the southernmost column which is coming apart will be rebuilt.		
3) A column on the southeast corner will be repaired, shoring it with stone.		
4) A section of wall located near the arch at the northeast area, beside a large tree, will be dismantled and rebuilt (approximately 25' long x 4' high x 24" thick).		
5) An area of the wall beside the arch which is damaged, will be repaired (approximately 5 linear feet).		
<b>TOTAL COST (materials and labor) = \$37,434.00</b>		

**In-kind Match:**

Mayfield Park is a 23 acre wooded estate that was given to the City of Austin in 1971 by Mary Mayfield Gutsch, whose father, Allison Mayfield, was a prominent Texas political figure for over 26 years spanning the 1890s to 1920s. Mayfield Park/Community Project (MP/CP) was formed in 1986 to restore the deteriorating house, outbuildings, ponds and gardens in the two acres within the rock walls. With community support, MP/CP commissioned and funded a master plan, developed by Gregory Free, which guides all restoration of Mayfield Park and was the foundational work for the park's nomination to the National Register of Historic Places. Since then, over \$400,000 in cash and more than \$500,000 in volunteer hours have been given by the community to rehabilitate the cottage's foundation, plumbing, interior and exterior, two original outbuildings, the flower beds, rock garden, pigeon cote, iron gates and to maintain the park's native trees. Also completed have been landscape lighting, irrigation, the restoration and

sealing of 6 ponds, and periodic repairs of rock terraces, walls and structures that have deteriorated since being built in the 1920s and 30s.

MP/CP was the driving force behind Parks and Recreation Department (PARC) receiving \$350,000.00 from the City to be used for restoration and rehabilitation of various areas within the Mayfield Cottage. With those funds, under PARC's supervision, restoration of the kitchen and dining room, installation of HVAC, reconstruction of the Gutsch garage, renovation of two rooms designated for PARC offices, and finally, rehabilitation of the sun porch was completed. MP/CP recently facilitated the funding of an erosion control project that stabilized an important part of the gardens area and created a walkway that is no longer a safety hazard to visitors.

This year, a landscape treatment plan focusing on the historic landscape of Mayfield Park Cottage and Gardens and its long-term preservation needs has been commissioned and will be funded by MP/CP to provide a comprehensive landscape preservation approach that will also preserve the authenticity of this historic site.

**There are no liens against the property.**

/s/ J. B. Tollett

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J.Blake Tollett-Mayfield Park/Community Project

## **Tourism Justification**

Mayfield Park Cottage and Gardens are unique to Central Texas. No other site in the Austin area with the architectural and landscape features of this era is available to the public. According to Bruce Jensen, landscape historian with Texas Historic Commission, in his nomination of Mayfield Park to the National Register of Historic Places, "Few gardens in the state combined styles as fluidly as the Gutsches did at their estate." In citing other Austin gardens from that period that survived in some form, they "...didn't retain a high level of integrity" as they "...suffered intrusions and loss of historic fabric and plantings...Using guidelines developed to restore historic plantings, volunteers at Mayfield Park tend beds in the Upper Garden, including the herbaceous garden, rock garden and rose garden. As a result, the property once again reflects the splendor of the estate's period of significance."

Mayfield cottage and gardens provide an indoor-outdoor setting for family gatherings, nature study, retreats and social events. It has been highly recommended as a destination for official visitors to the city. It is one of the most popular sites for reservation requests for the City's Parks and Recreation properties, often hosting guests from all over Texas and beyond.

Although Mayfield Park receives little official publicity, some informational sources mentioned by visitors are: multiple internet websites, word of mouth, tourist guidebooks and magazines, Austin Convention and Visitors Bureau, Texas Travel Guide, USA Guide Book, hotels, Austin Tour Company, Fromer's Guide to Austin, NPR radio, even people looking for Mount Bonnell! Tourists from nearly every state and more than 30 foreign countries sign the registration book each year. Although informal observations have noted that most visitors do not stop at the unattended "sign in" mailbox, over 10,000 annual visitors, including those who attended events at Mayfield, were recently documented. Approximately 1/3 of walk-in visitors are from outside Austin.

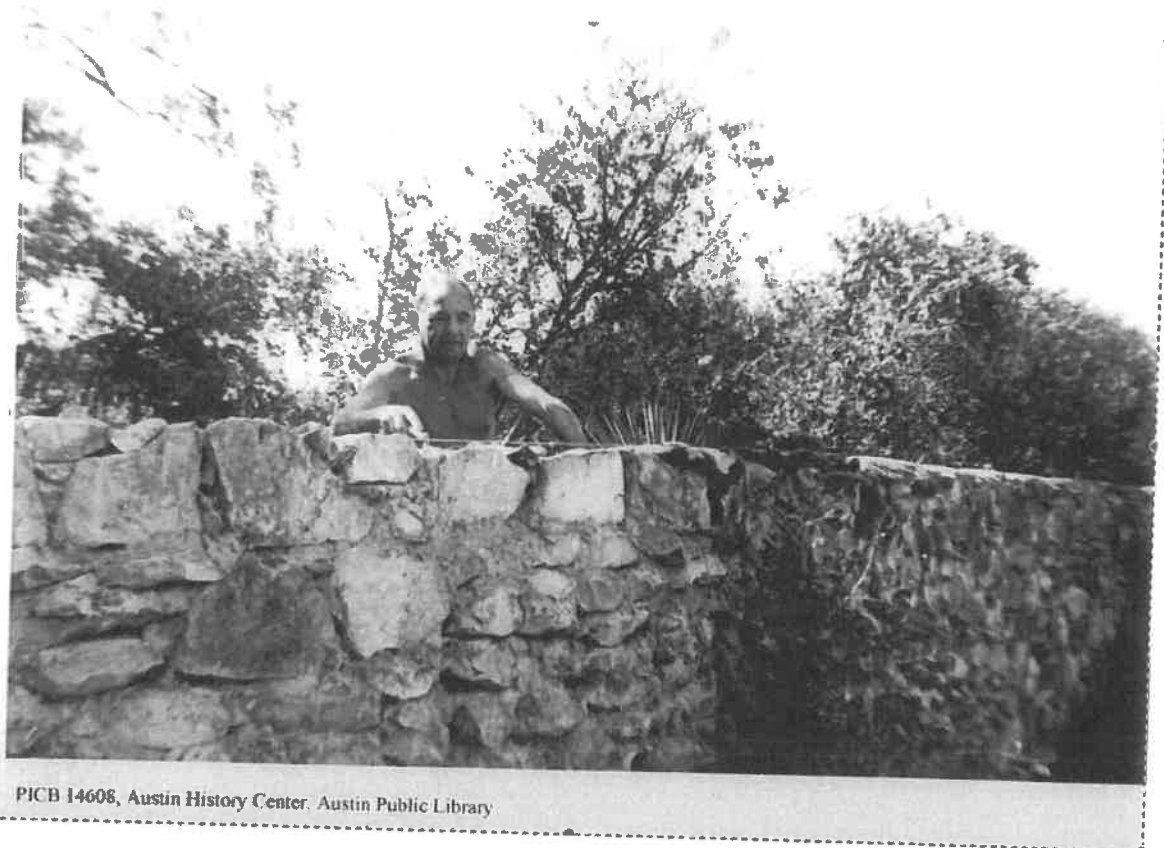
Mayfield Park has been acclaimed as part of the tourist triangle that includes Laguna Gloria and Mount Bonnell. Visitor registration reflects that viewpoint. Visitors are attracted to Mayfield Park because of the beauty and peaceful respite it offers, as they meander through the cottage gardens and lily ponds and observe resident herons, colorful peafowl and other wildlife.

Information about Mayfield Park is available at the MP/CP website <[mayfieldpark.org](http://mayfieldpark.org)>, the AC&VB website, through our Facebook page, and generally through internet search engines. Garden tours by MP/CP volunteers are available by appointment. Informational brochures are available on site.

## **Historic Documentation**

Attached to this grant request below is a picture of Dr. Milton Gutsch building rock walls at his home. Dr. Gutsch and his gardener/assistant, a Mr. Steve Arredondo, apparently did all of the masonry work on site. That these gentlemen were, at least in the beginning, more hobbyist rather than professional masons can be seen in the recurring and perhaps serendipitous wave style of rock laying and the before its time deterioration of the walls' structural mortar. From the 1986 Gregory Free Mayfield Master Plan, "Construction began on the perimeter walls in 1932,

beginning with the front gates, and completed by 1937. The field stone for construction was bought for \$1.50-\$3.00 per truckload, according to Steve Arredondo, the gardener's son, while other stone used for flower beds...was obtained on the property."



### **Certificate of Appropriateness For City Designated Landmark**

Once funding is secured but before a Preservation Agreement with AC&VB is executed the required certification will be obtained.

### **Project Budget, Schedule and Request for Exemption from Obtaining Competitive Bids**

The rockwork at Mayfield is distinctive due to many factors. As stated above, the masons, Mr. Arredondo and Mr. Gutsch, more than likely had minimal experience in masonry, at least to start. It can easily be imagined they learned the art as they went along. The swimming wave style evidenced in various sections of the wall may not have been necessarily intentional but rather the result of a poorly drawn level string. Regardless of how this stylistic pattern emerged, it adds to the uniqueness of the walls. The mortar they used has not really held up well over time and it is failing in holding the stones apart in many areas. Many of the now exposed voids in the existing wall show mainly sand left and little or no binding agent. The dominant use of small fieldstone to construct the walls adds to this inherent instability. This instability compounds the difficulty of repairing sections of the wall in that how the repair joins and ties into the undamaged portion of the wall can be problematic.

In the fall of 2013, torrential rains contributed to the collapse of a 15-foot section of the southwest wall. It wasn't until the fall of 2014 that federal monies were secured by PARD to do the repair, and a master historic mason, Brian Ash, was chosen to do this reconstruction. A copy of his proposal to PARD and photographs of the finished work are attached to this document. We have also attached his proposal for the repairs envisioned under this grant application along with current photos showing the areas of the wall called out.

We are asking that our application be exempt from the requirement that we submit three competitive bids. Mr. Ash's credentials are, in our minds, impeccable (one of his company's more recent rehabilitation projects involved work on the Alamo's Long Barracks contracted under Texas Land Commissioner Jerry Patterson), and his prior work at Mayfield shows he has the skill and sensitivity to complete this proposal in a masterly manner. With the previous work experience at Mayfield in hand, Mr. Ash was able to give us a bid that reflects this familiarity with the difficulties involved. We have discussed the project with other masons on site but there has been reluctance on their part to take on the project; for them there are just too many unknown variables. With Mr. Ash, the Mayfield Council has a confidence we hope to share.

#### **Project Schedule and Plans and Specification of Proposed Work**

If the grant request is approved the wall's restoration will go forward as soon as time and weather permit. Before beginning, we are going to have to do some procedural things such as, if necessary, seek a Certificate of Appropriateness from the City's HLC, coordinate with PARD's Forestry Division to have some vegetation pulled back from the wall as well work with PARD to formulate a Memorandum of Agreement to preform the work on the City's property. It is anticipated that the work will be done before the end of summer.

## Attachments:

## Previous Work by Brian Ash at Mayfield

**ASH MASONRY MASTERWORKS**  
Preservation • Restoration • New Construction  
5110 Hilliard Road • San Marcos, Texas 78666  
Brian Ash • 512-488-8849 • 512-353-3557  
BrianAAsh@gmail.com

## Proposal

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SUBMITTED TO:		DATE:
NAME: City of Austin Parks & Recreation		February 28, 2014
Planning & Development Division ATTN: Kim McKnight		JOB NAME: Mayfield Park
CITY/STATE/ZIP: Austin, Texas		3801 W 35th Street
PHONE: (P) 512.974.9478 (E) kim.mcknight@austintexas.gov		Austin, Texas 78703
DESCRIPTION:		
In the fall of 2013 very heavy rainfall damaged numerous historic stone walls in parks throughout the Austin area.		
A section of an historic limestone wall on a hillside in Mayfield Park could not withstand the torrential rainfall and runoff and collapsed leaving an opening fifteen feet long. The wall must be rebuilt to prevent continuing damage from future rains and to maintain the historic beauty of the park trails.		
Ash Masonry Masterworks will rebuild this section of stone wall approximately fifteen feet (15') long, two feet (2') wide and four feet (4') in height in the original historic "swimming" style, closely matching the work of the original stone artisan.		
TOTAL (materials and labor) = \$8,734.00		





**Western wall repairs completed in the fall of 2014.**



**Eastern wall as it currently exists, spring 2015.**

















9 April 2015

FROM: Blake Tollett, Mayfield Park/Community Project  
TO: Steve Genovesi, Senior Vice-President, Austin Convention & Visitors Bureau  
RE: Mayfield Park 2015 Grant Request

Mr. Genovesi:

Please include the below construction proposals from Frank Pedracine and the Austin Groundskeeper concerning the repair of the eastern rock wall at Mayfield Park in our previously submitted 2015 Grant Proposal.

Thank you and the Bureau for your patience and consideration in this matter.

Blake Tollett, the Mayfield Council



628552

## Statement

DATE APRIL 8TH

TO

BLAKE YOLHETT

FRANK Pedraza 512-263-5923

TERMS

MAYFEIRO PARK

IN ACCOUNT WITH

TWO MASONS AT \$50.00 PER HOUR EACH  
 TWO MEN AT \$100 WITH 6 HOUR DAYS

PATCH UP WORK &amp; REPAIRS

1. MID SECTION OF WALL ON THE SOUTH  
 SIDE WITH POST & RAIL APPROX 20' BY 4'  
 AND 2' THICK

2. COLUMN ON SOUTHEAST NEED PATCHING

3. PATCH BY THREE 10' BAYNIT

4. PATCH UP WALL ON WEST SIDE

5. LONG WALL EAST SIDE 35' BY 4' BY 2'  
 REBUILD CHUCK SANDING (POUR FOOTING)

TOTAL COST MATERIALS &amp; LABOR

\$46,400.00

ARRO 80 DAYS

# The Austin Groundskeeper, Inc

2213 Tillery Rd; Austin, Texas 78723 PH: (512) 454-6383 FAX: (512) 454-6830

Proposal No. **Mayfield 04-15**

Date: **4/9/2015**

**Mayfield Park**

**C/o Blake Tollet**

## Description of work to be performed

- Disassemble, rebuild and repair fallen and damaged sections of walls and columns on south and east side of property.
- Use existing stone and harvest from site as needed.
- Repair work to match existing walls in style and material.
- Sample of mortar mix and cap mix to be pre-approved.
- Clean up and haul off debris.

## Plants and Materials provided

8	Cu.yds	Masonry sand
20	bags	Portland Cement
20	bags	Lime
42	bags	Mortar

Price	<b>\$44,898.00</b>
Tax	<b>\$-</b>
Total	<b>\$44,898.00</b>

Estimate good for thirty (30) days from proposal submittal date above