

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

Grant Applicant: National Society of the Colonial Dames of America in the State of Texas
Neill-Cochran House

Address: 2310 San Gabriel Street, Austin, TX 78705

Project Summary: Restoration/replacement of existing sidewalk to increase access and safety. Front Walk on San Gabriel- north end of property Phase II. Previous grant was for Southeast corner of the walk next to house itself.

Requested Grant Amount: \$ 17,000.00

Matching Funds/In-Kind: \$ -

Previous Grants Received: \$ 12,000.00 FY2013/2014

Historical Significance Summary: The Neill-Cochran House was built in 1855 and is listed on the National Register of Historic Places and is a Texas Historical Commission landmark. The two story Greek Revival home was designed and constructed by noted master builder Abner Cook.

Tourism Impact: Located near the UT campus, the house officially opened as a public museum in 1962. The house is open 5 days a week and has 2 employees and 39 active volunteers. In 2012, they welcomed 3,975 visitors.

ACVB Recommendation: \$17,000 recommended

HLC Recommendation:



- CONVENTION & VISITORS BUREAU -

GRANT APPLICATION

Austin Convention and Visitors Bureau
Attn: Steve Genovesi, Senior Vice President, Sales
111 Congress Avenue, Suite 700
Austin, Texas 78701
Phone: 512-583-7259 Email: sgenovesi@austintexas.org

DATE: 9/14/2015

HISTORIC PROPERTY AND ADDRESS: Neill-Cochran House Museum

2310 San Gabriel Street, Austin Texas 78705

APPLICANT'S NAME: Rowena Dasch, Executive Director Neill-Cochran House Museum

APPLICANT'S ADDRESS: 2310 San Gabriel Street

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

TAX I.D. NUMBER/TAX STATUS: 74-1400026

PERSON PRESENTING REQUEST/CONTACT PERSON: Rowena Dasch

ADDRESS: 2310 San Gabriel Street

TELEPHONE NO. (512) 478-2335

E-MAIL: rhdasch@nchmuseum.org

FAX NUMBER: _____

PROJECT NAME: Sidewalk Phase II

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

Please see attached.

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

AMOUNT OF FUNDING REQUESTED: \$17,000

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: Donations to be determined.

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

IF YES, DESCRIBE THE LIENS AND AMOUNTS: _____


(OWNER OR AUTHORIZED AGENT, AND TENANT IF APPLICABLE)

REQUIRED ATTACHMENTS:

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

Steve Genovesi

From: Rowena Dasch <rhdasch@nchmuseum.org>
Sent: Monday, September 21, 2015 10:44 AM
To: Steve Genovesi
Cc: Sheila Brenner
Subject: Re: 2015 ACVB Grant Application

The front walk is along San Gabriel Street - this is the public access walk running from the north end of our property (abutting the Texas Federation of Women's Clubs property) down to 23rd street ADA access. The work completed before was at the southeast corner of the walk next to the house itself. We elevated the walk to accommodate a heritage oak tree. So, the locations are different.

As for the bids, I will do what I can. I will need to figure out to whom to apply for other bids. I cannot give you an immediate answer to time frame - depends on how long it takes to get other bidders on site.

Also, our Certificate of Appropriateness has been approved by the Landmarks Commission - I will pick up the paperwork tomorrow and forward it to you.

Best,
Rowena

On Mon, Sep 21, 2015 at 10:33 AM, Steve Genovesi <sgenovesi@austintexas.org> wrote:

Hi Rowena,

Follow up to your grant application:

We do require 3 bids. You can certainly use any contractor you want but we can't know if the price of the work is reasonable, if there aren't competitive bids for the work. How much time would you need to get those bids?

Can you also advise how this front walk is different than what was funded with the \$12,000 we provided in 2013? Thank you.

STEVE GENOVESI | SENIOR VICE PRESIDENT, SALES AND SERVICES

Steve Genovesi

From: Rowena Dasch <rhdasch@nchmuseum.org>
Sent: Tuesday, September 29, 2015 1:10 PM
To: Steve Genovesi
Cc: Sheila Brenner
Subject: Neill-Cochran House Museum Grant Materials - Final Batch
Attachments: Breaux Sidewalk Phase II.pdf; Nietos Concrete Bid.pdf; 2310 San Gabriel- 2015 sidewalk COA.pdf

Dear Steve,

Thank you for your patience. I am attaching our two additional bids for the sidewalk work as well as the signed Certificate of Appropriateness from the Historic Preservation Office.

Regarding the bid from Stephen Breaux, only pages 1 and 2 relate to this element of the sidewalk work. Pages 3 onward relate to work that we have already completed up next to the house.

If you have any questions, please do not hesitate to contact either Sheila or me.

Best,
Rowena

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Rowena Houghton Dasch, PhD
Executive Director, Neill-Cochran House Museum
2310 San Gabriel Street
Austin, Texas 78705
(512) 478-2335
www.nchmuseum.org



Capital improvements

To: Rowena Dasch
c/o Neill-Cochran House
Project: Neill-Cochran Masonry sidewalk restoration
03.23.2015

This proposal includes project administration, supervised labor, material and equipment to perform the tasks listed below.

Changes or requests for change will result in a change order which includes two parts; design and administration fees, and the cost of construction changes if any. Design and administration fees of respective \$120/hour and \$60/hour resulting from a change order are due in any case of acceptance or non-acceptance of the requested change.

Because coordinating with subcontractors can involve a significant amount of time, subcontractor coordination is not included in this proposal; this includes any trade not on Breau Design's payroll. Subcontractor coordination and administration are available as an additional services for a 20% fee of subcontractor's scope of work, or \$100/hour; whichever is less.

Right of way sidewalk and ADA ramp

Remove existing limestone pavers and clean of mortar. Excavate +/-13" and haul off spoils. Place 4 oz., nonwoven geotextile stabilizing fabric over existing subgrade. Place and compact base material in 2" lifts, 4"-8" of TCS#132 1-1/4" fill, or equivalent as designated by project LA. Said base material will be laid with proper grade as to smoothly meet and transition into existing pavement while also avoiding cutting of existing roots.

PRODUCT DESCRIPTION	QTY	UNIT	UNIT COST
Demolition & sitework			\$16,493
Project Management 5 days	1	LS	\$750
Supervised 6 man Crew 5 days	1	LS	\$10,307
Bobcat	5	days	\$300
Mini excavator	3	days	\$420
Base Material	12	cy	\$18
plate compactor	3	days	\$144
mirafi fabric	2	rolls	\$420
deliveries	2	ea	\$144
Hauloff & Disposal	3	LOAD	\$300

Right of way sidewalk and ADA ramp continued...

Place formwork and expansion joints per City of Austin standards. Place dowels and steel reinforcement per City of Austin standards. Pour and place concrete substructure and ADA ramp per city standards.

Limestone pavers will be re-laid on mortar bed of ½"-2" depth as needed, with joints to match existing. Should new stone pieces be required, the client will be provided with a cost and quantity separate from this proposal before purchase. At the discretion of project LA, stone may be treated with buttermilk to accelerate patina formation.

Flatwork & Steel			\$29,790
formwork	1	ls	\$1,350
Supervised Crew 6 man 12 days	1	LS	\$23,760
steel reinforcement	1	ls	\$1,500
COA concrete mix	12	cy	\$150
truncated dome ADA pavers	1	ls	\$300
mortar and masonry sand	1	ls	\$540
deliveries	3	ea	\$180
Irrigation			\$780
per zone retrofit	1	zone	\$780

Estimated right of way sidewalk total (~978 Square feet): **\$47,063**

Initial here to accept in this section: _____

Main 7'-6" approach walkway

Remove existing limestone pavers and clean of mortar. Excavate as needed and haul off spoils. Place 4 oz., nonwoven geotextile stabilizing fabric over existing subgrade. Place and compact base material in 2" lifts, 4"-8" of TCS#132 1-1/4" fill, or equivalent as designated by project LA. Said base material will be laid with proper grade as to smoothly meet and transition into existing pavement while also avoiding cutting of existing roots.

Limestone pavers will be re-laid on mortar bed of 1/2"-3" depth as needed, with joints to match existing. Should new stone pieces be required, the client will be provided with a cost and quantity separate from this proposal before purchase. At the discretion of project LA, stone may be treated with buttermilk to accelerate patina formation.

PRODUCT DESCRIPTION	QTY	UNIT	UNIT COST
Demolition & sitework			\$14,520
Project Management 6 days	1	LS	\$900
Supervised 5 men Crew 6 days	1	LS	\$10,560
Bobcat	5	days	\$300
Base Material	6	cy	\$18
plate compactor	3	days	\$144
mirafi fabric	1	roll	\$420
Hauloff & Disposal	2	LOAD	\$300
mortar and masonry sand	1	ls	\$540
deliveries	3	ea	\$180
irrigation			\$780
per zone retrofit	1	zone	

Estimated main approach walkway total (~370 Square feet): **\$16,380**

Initial here to accept in this section: _____

Drainage swale and re-vegetation

This section addresses the drainage issue at the front of the house. Over the last 160 years, soil has been built up causing the grade around the house to be higher than the grades under the front porch. As the trees have grown, we are given only one strong path for the water to flow away from the house while staying out of the critical root zones.

This portion of the proposal will cut a +/-6' swale in the existing lawn, draining it out to the southwest corner of the front lawn where it will exit through the wall. The width of the swale will be smooth graded and re-vegetated with sod so that it is largely unperceivable by the casual observer.

PRODUCT DESCRIPTION	QTY	UNIT	UNIT COST
Sitework & Demolition			\$6,644
Project Management 2 days	1	LS	\$300
Supervised 6 man Crew 2 days	1	LS	\$4,070
soil	3	cy	\$48
sod	2	plts	\$675
deliveries	2	ea	\$180
Hauloff & Disposal	1	LOAD	\$420
Irrigation			\$780
per zone retrofit	1	zone	

Estimated total for drainage (~950 Square feet): **\$7,424**

Initial here to accept in this section: _____

This proposal does not include the following:

Additional edge restraints as may be needed near raised area at front pecan tree, arborist services, city permitting, or additional stone.

Should additional services be required, they will be quoted and billed separately from this proposal.

Probable unit costs are below, though actual cost will be submitted for approval before any additional services commence. Estimated unit costs for additional services if required:

Permitting - \$60/hour >> this project estimate 5 hours
Permit drawings as needed - \$100/hour >> this project estimate +/- 3 hours
Sod with 1" soil placement - \$795 per 450 sf (\$1.76/sf)
Additional limestone pavers - \$450/ton + \$350 delivery
Excavation with haul-off (soil) - \$250/cy
Excavation with haul-off (rock) - tbd pending rock/soil composition

If you desire to engage our services, please return a signed copy of this proposal along with a 50% deposit to our office. Any alteration or deviation from this proposal involving extra costs will be executed only upon written orders approved by person signing below and will become an extra charge over and above this estimate.

Payment schedule shall be 50% upon acceptance of this proposal with balance due upon completion of items listed in above proposal.

Proposal is subject to change after 30 days from above date. Past due invoices are subject to late charge of 1.5% per month (18% annually) and all collection costs. Please contact Stephen Breau with any questions, at 512.418.6164.

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

Accepted by: _____

date: _____



DATE of SUBMISSION:

Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information	
For Office Use Only	BP- _____ PR- _____ C14H/LHD - 1974-0033
	Property Name or LHD: <u>Neill-Cochran House</u> Contributing/Non-contributing
	<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW _____ FEE PAID: \$ <u>104.00</u>
	<u>Beth Johnson</u> 9-17-2015
	HISTORIC PRESERVATION OFFICE DATE: _____
Property Information	
Address: <u>2310 San Gabriel Street</u>	
Scope of Work	
<u>New sidewalk to run parallel to San Gabriel Street.</u>	
Applicant	
Name: <u>Rowena Dasch, Executive Director Neill-Cochran House Museum</u>	
Address: <u>2310 San Gabriel Street</u>	
City/Zip: <u>Austin, 78705</u>	
Phone: <u>(512) 478-2335</u>	
Email: <u>rhdasch@gmail.com</u>	
Owner	
Name: <u>National Society of The Colonial Dames of America in The State of Texas</u>	
Address: <u>2310 San Gabriel Street</u>	
City/Zip: <u>Austin, 78705</u>	
Phone: <u>(512) 478-2335</u>	
Email: <u>info@nchmuseum.org</u>	
Architect or Contractor Information	
Company: <u>VOH Architects</u>	
Address: <u>1105 West 42nd Street</u>	
City/Zip: <u>Austin, 78756</u>	
Phone: <u>(512) 476-0433</u>	

Rowena Dasch For NSCDA-TR 9/8/2015
Owner's Signature Date

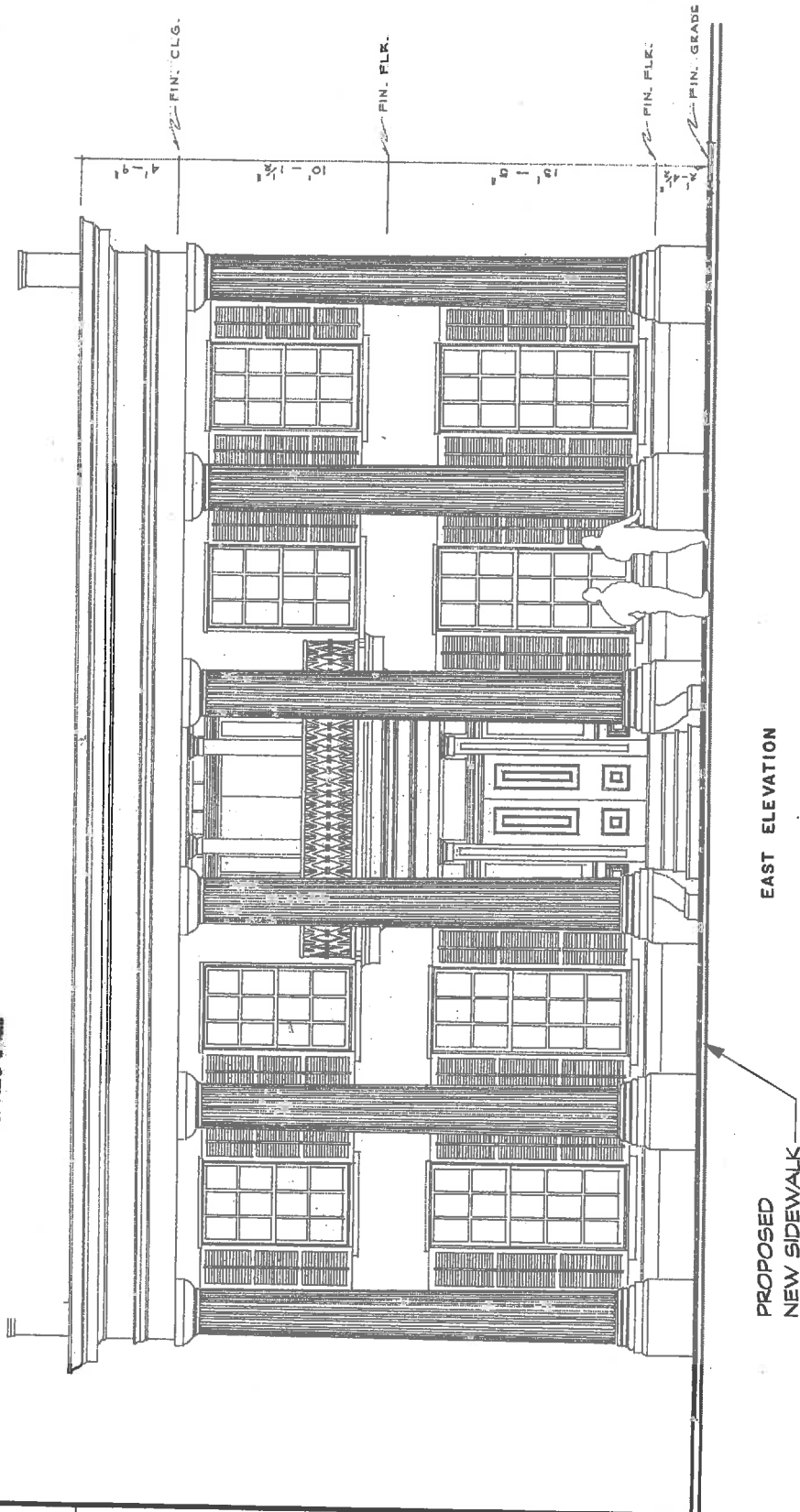
Rowena Dasch 9/8/2015
Applicant's Signature Date

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 10:30 am, Sep 17, 2015

BY: Chapelle D. [Signature]
for HLC Chair



SIDEWALK ELEVATION @ FRONT

SCALE: 1/8" = 1'-0"

A1

Property Owner:

**The National Society of The
Colonial Dames of America**

NEILL-COCHRAN HOUSE MUSEUM

PROPOSED SIDEWALK

2310 San Gabriel Street • Austin, Texas

PROJECT NO: N/A

DATE: 03/12/15

REF: REVISION

**Supplemental
Elevation
Drawing**

NIETOS CONCRETE

Regarding: Concrete Contract: 09/26/2015

Otilio Vallejo

To:
Rowena Dasch

Project:
2310 San Gabriel
Austin, TX

Estimate:

Concrete Sidewalk and Ramp	\$9,640
-Including Permits	
Demo and Haul Off.....	\$1,800
Close down Walk way for 2 weeks.....	\$1,600
Placement of Rock.....	\$3,600
Final Clean Up.....	\$950
Line Pump.....	\$700

INCLUDED IN THE SCOPE OF WORK:

Construction Insurance

Clean up

20% of money is needed ahead of
work for materials. Before putting the
cement I need 40% of the money

After finishing job I will need the rest of the money no exceptions

After one month of writing a contract if a decision has not been made, a new contract
will have to be agreed upon excluding the first contract and its totals.

If changes are made during the job an extra bill will be charged, depending on amount of
labor needed.

Respectfully Submitted _____ Date _____

I have read and agree to Scope of Work, Exclusions and Terms and Authorize work
to commence.

Signed _____ Date _____

September 14, 2015

Mr. Steve Genovesi
Senior Vice President, Sales
Austin Convention and Visitors Bureau
301 Congress Avenue, Suite 200
Austin, Texas 78701

Dear Steve,

Thank you for the opportunity to submit the attached grant application for the National Society of the Colonial Dames of America in the State of Texas Neill-Cochran House pathway/sidewalk restoration, Phase II. Your support of Phase I of the sidewalk restoration around the house was instrumental in beginning what is now almost a complete conservation/restoration of the exterior of the Neill-Cochran House Museum. Now, as we enter the final phases of restoration, the front sidewalk is now need in need of a complete overhaul. The pathway is extremely uneven with crumbling rock, missing rock and missing concrete. It has become quite a hazard for the foot traffic entering the property from the front.

We have enclosed a bid from J Pinnelli, which is the contractor we have been exclusively working with throughout these restoration stages. We have not secured three bids because Pinnelli has been the contractor on this project for almost a year and they have bent over backwards to keep the costs as low as possible and sometimes even under the budget. They have grown to have an affinity for the house and take great pride in their efforts of the restoration process, and it would be an entirely new learning curve to bring in another contractor at this point. After numerous discussions and recommendations it has been decided that a partial marble section (using as much of the original stone as possible) along with new, poured concrete to meet current Department of Public Safety standards and ADA accessibility requirements is the most sensible option. The condition of the walkway has deterred foot traffic in the front of the house because of its horrendous condition and this completed work will not only meet current standards but allow much greater access to the property and safer passage along San Gabriel.

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Steve Genovesi

Austin Convention & Visitor's Bureau

September 14, 2015

And finally, we have been in contact with the City and are awaiting their final determination as whether a Certificate of Appropriateness will be required. If so, we are ready to pursue upon their final input.

Please let me know if you have any questions and thank you again for the opportunity.

Sincerely,

Rowena H. Dasch, PhD

Executive Director

Neill-Cochran House Museum

National Society of the Colonial Dames of America in the State of Texas

DESCRIPTION OF PROJECT
NATIONAL SOCIETY OF THE COLONIAL DAMES OF AMERICA IN THE STATE OF TEXAS
NEILL-COCHRAN HOUSE/SIDEWALK RESTORATION AND IMPROVEMENTS

In 2010, the Neill-Cochran House began an extensive renovation to the interior and exterior of the home to stabilize the home and increase the use of the home for rentals, seminars and educational programs. Beginning with a foundation excavation and stabilization, lintel replacements, exterior stone and interior structure preservation, the property is now significantly increasing its rentals for events and now needs to address the final stages by installing a safer, increased compliant stone walkway/sidewalk along the front of the house on San Gabriel. Although the house is currently compliant with Texas Accessibility Standards by having the required "Accessible Route," to a building entry (the parking lot path to a wheelchair lift at the building addition entrance, the front walkway will require the removal of the existing stone and rubble, salvage of marble for re-setting and preparing the area for a poured concrete surface on either side of the reset marble for compliance with Department of Public Safety and ADA requirements. Aerial and elevation drawings are included with this grant packet.

There is enough marble that can be salvaged for this final phase of the front walkway and no new stone will be required. Per the specs generated by J Pinnelli Company and the architectural renderings, the stone area will encompass 102 square feet, while the concrete on either side will comprise 822 square feet as new curbs will have to be poured as well as a ramped entrance at the street corner. This combination of stone and concrete was determined to be the most efficient, long-lasting and least expensive alternative. Maintaining the continuous look of the marble walkways around the house and the major walkway to the front of the house will be continued to the street curb to provide a flow of surfaces and not a harsh break to concrete. The attached budget outlines the details of the project and should take no more than a week once it is initiated.

The continuous flow of marble from the front curb to the front of the house will also keep the surfaces consistent so visitors and event attendees can't help but notice the inlaid stone installed in early 2014 to commemorate the Austin Convention & Visitors Bureau's contribution in helping us to not only restore the walkways but provide a safe and compliant walking surface in and around the property.

The restoration and conservation work on the house has been massive and extensive. Nearing the end of this very costly and very worthwhile series of projects has instilled in us a great sense of pride of ownership in knowing this Abner Cook house will remain in as close to original condition as possible for generations. This work is already beginning to show how important this house is to the Austin community as rentals are increasing, additional income is being and will be earned and it's something the entire area can take pride in. We are also setting in motion the plans to further our programming, both historical and non-historical for adults and children alike.

TOURISM JUSTIFICATION
NATIONAL SOCIETY OF THE COLONIAL DAMES OF AMERICA IN THE STATE OF TEXAS
NEILL-COCHRAN HOUSE/SIDEWALK RESTORATION AND IMPROVEMENTS

The National Society of the Colonial Dames of America in the State of Texas (NSCDA-TX) was established in 1898. The NSCDA actively promotes the national heritage of the United States through historic preservation, patriotic service and educational projects. The NSCDA-TX purchased the Neill-Cochran House in 1958. This historic property has served as the headquarters for the organization's statewide initiative for over 50 years. Located near the University of Texas campus, the house officially opened as a public museum in 1962 after collecting significant period furnishings and other historic and cultural objects, which formed the basis for its current humanities collection.

Additional activities of the NSCDA-TX members include an annual scholarship to a Texas graduate student studying American history; annual sponsorship of an essay writing contest for high school students to attend a one-week workshop seminar in Washington, D.C.; and a scholarship for a Native American to attend nursing school. Society members also organize and sponsor annual flag programs, attend naturalization ceremonies to greet new citizens and promote broader recognition of the Bill of Rights Day. Additionally, NSCDA-TX also assists with the publication of historically significant books, the preservation of paintings, manuscripts and buildings connected with the early history of the United States, Texas and Austin.

In 2012, the Neill-Cochran received 3,975 visitors, not including event attendees and scholars and researchers who access the archives maintained at the house. The house is open five days-a-week, currently has two employees and 39 active volunteers. Attendance has been down from previous years because of the house closings during renovation but are on the upswing as construction nears the end.

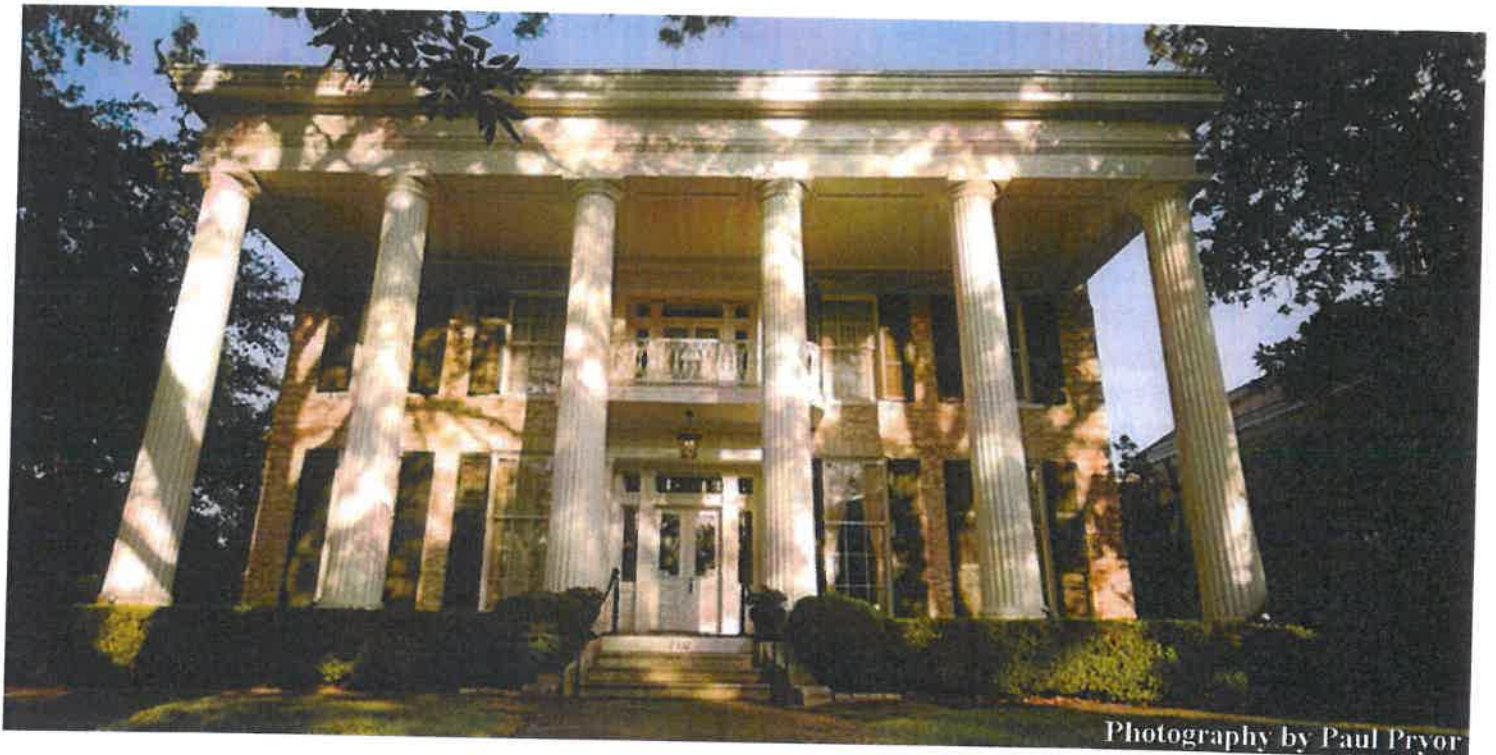
Since it's official opening to the public in 1962, the home has provided "Austinites" and visitors to Austin an example of Cook's interpretation of Greek Revival style, a venue for events, educational programs such as the "Modern Times" lecture series and access for scholars and researchers to historical documents that are being archived at the house. Recently, the home has provided preservation architects working on the reconstruction of the Governor's Mansion, a true sense of what the mansion would have looked like in the mid-1800s as the Neill-Cochran is the same footprint as the Mansion prior to the fire – only 10% smaller.

In the attached Sponsorship Book for 2015, you will find some interesting historic references to the home, references to previous occupants and prior uses of the home.

The organization is actively involved in promoting Austin and other sites throughout the area. A visitor's board includes brochures from most major venues, activities and promotional materials for other historical organizations.



Sponsorship Opportunities



Photography by Paul Pryor

Neill-Cochran House Museum

2310 San Gabriel Street | Austin TX 78795 | 512.478.2335

www.nchmuseum.org | info@nchmuseum.org

Contents

Did you know...

Word of Welcome

Mission

History

Historic House & Collections

Neill-Cochran House Museum at a Glance

Community & Tourism, Educational Programming

Fellows Program & Modern Times

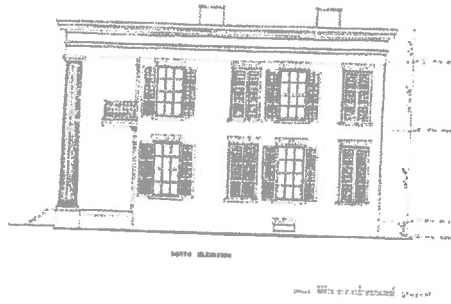
Modern Times: Season 9

2014-2015 Programming at a Glance

Business Partnerships





Mode Walker's *Texas Bluebonnets and Evening Primroses*, the painting that in 1901 inspired the adoption of the Bluebonnet as the official Texas state flower, is on view at the Neill-Cochran House Museum.



Did you know that the NCHM served as . . .


 ***the first home for the Texas School for the Blind & Visually Impaired?***


 ***home to a Lt. Governor of Texas who became the sitting governor while in residence at the end of the Civil War?***


 ***a Federal troop hospital at the end of the Civil War when George Armstrong Custer, among others, was troop commander in Central Texas?***

Did you know that . . .

 ***the Neill-Cochran House was designed and constructed in 1855-1856 by Abner Cook, who also built the Texas Governor's Mansion?***

 ***the Neill-Cochran House Museum is the most accessible and least-altered of all of Abner Cook's extant buildings?***

 ***the Neill-Cochran House Museum is one of the finest examples of Greek Revival architecture in the state?***

 ***the painting used to convince the Texas Legislature to choose the bluebonnet as the official state flower in 1901 hangs today in the Neill-Cochran House Museum?***



Word of Welcome

We are pleased to present this special portfolio — *Sponsorship Opportunities* — as part of the Neill-Cochran House Museum's mission to continue offering a variety of programs and exhibitions to the community we have been proud to be a part of since 1855.

You can help us to make a measurable difference in the Greater Austin community. Your investment will enable us to continue to be a vital link in the chain of historical narrative for people of all ages and income levels. Our programming brings in history buffs as well as visitors who have never before entered a historic house museum. We are popular with children of all ages who visit with their scouting troops, their schools, and their families.

Please let us sit down with you to discuss *tailoring a sponsorship* that speaks to your interests. Help us keep this beautiful landmark available and relevant for our neighbors today and for generations to come.



Mission



The Neill-Cochran House Museum is owned and operated by the National Society of the Colonial Dames of America in the State of Texas. The mission of the NSCDA is to promote appreciation for the people, places and events that led to the United States' formation and development. The purchase and operation of historic structures is one of the primary mechanisms through which the NSCDA accomplishes its mission to educate the public regarding American heritage.

Today the NSCDA owns 41 properties outright and is involved both financially and didactically in the operation of 43 others. In November 2000, the National Trust for Historic Preservation presented the NSCDA with the prestigious Trustee Emeritus Award for Excellence in the Stewardship of Historic Sites "for acquiring, restoring, and interpreting a collection of historic properties that offer invaluable opportunities to experience the rich variety of America's heritage." These properties may be found in 38 states, Washington, D.C. and England and bring to life narratives from both regional and national American history.

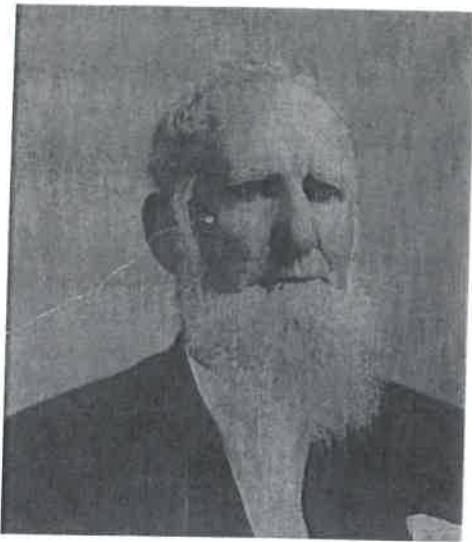
The NSCDA-TX has established the *Friends of the Neill-Cochran House Museum* to support, preserve, and promote the Neill-Cochran House as a premiere Texas historic site and house museum through fundraising, programming for children and adults, and community outreach. Membership is open to the public, and both individuals and businesses are invited to participate in history by becoming a Friend.



History

The Neill-Cochran House Museum, located west of the University of Texas, is considered one of the three most important historic residences in Austin. Built in 1855-1856 by Abner Cook, who also designed and built the Texas Governor's Mansion, the NCHM is listed on the National Register of Historic Places (1970) and the Recorded Texas Historic Landmarks of the Texas Historical Commission (1966). Of all of Abner Cook's extant buildings, the NCHM is the most accessible and least altered.





Because the original owners never lived in the House, its narrative became more intertwined in local history than that of most homes of its era. When it was first built the NCHM housed the state school for the blind. It then housed a lieutenant governor, and, after the Civil War ended, a hospital for Federal soldiers.

Two prominent Austin families give the NCHM its name. Colonel and Mrs. Andrew Neill purchased the House in 1876. As a widow, Mrs. Neill leased it to Judge and Mrs. Thomas B. Cochran, who purchased it in 1895. The Cochran family lived in the House until 1958, when Frankie Cochran Hill sold it to the National Society of the Colonial Dames of America in the State of Texas.



The Neill-Cochran House Museum has been open as a historic site since 1962. Since a grant-funded strategic plan in 2004, the NCHM has added staff, adult and children's programming, docent outreach, and multi-disciplinary internships while deepening community ties and enriching the lives of Texans and heritage tourists from all over the world.

Above, left to right: Andrew Neill; Abner Cook; Thomas Cochran.

Left: Howard, a member of the Cochran staff, behind the historic addition to the House.

Opposite: The Neill-Cochran House circa 1898.

Neill-Cochran House Museum. . .

Historic House and Collections

The NCHM is not only the best-preserved Abner Cook house in Austin, it is the only house where visitors can glimpse the construction methods Cook employed. Beautifully restored in 2011-2012, the NCHM today both embodies the elegance of Cook's original design and displays his working methods, from the seams in the Doric columns that grace the front porch, to the limestone rubble exterior, to the Bastrop pine floorboards and elegant tapered architraves on the interior of the house. In addition, we have on display in our permanent exhibition gallery a partially deconstructed wall which shows the original cedar lintels that Cook employed above all of the windows for structural support, the limestone interior walls, and one-inch thick lime-based plaster.

The house is furnished with antiques dating from the eighteenth to the early twentieth century. The first floor reconstructs a Victorian public living space from the time period of the Neills. The Neills purchased the house in 1876, just after visiting the Philadelphia Centennial Exhibition. While there, they acquired decorative objects for their new home. The French Parlor on the first floor pays homage to a surge in appreciation for all things French in the wake of the Centennial Exhibition. The elegant dining room is home to a rotating display of china and silver that reflects the Neills' taste in entertaining. The North-side double-parlor recreates the formal and more casual spaces common to that era.

Upstairs, visitors move with the Cochrans into the early twentieth century. Thanks to a combination of grant funding and generous gifts of furnishings and ephemera from members of the Cochran family, the second floor features Judge and Bessie Cochran's master bedroom including ceiling and wallpaper, in-grain carpeting, and a reconstructed marbleized mantle. The upstairs hall features Judge Cochran's massive office desk, which came home to the house after his death in 1913 and young Bessie Cochran's room when she was a student at the University of Texas c. 1910. A third bedroom incorporates a half tester bed and other furnishings appropriate to a high style Austin home from the mid-nineteenth century, when Cook completed the house.



... at a Glance

Rotating Exhibits

The NCHM has two rotating exhibit areas, with three spaces for installations. Currently we have three exhibits on view. *Fascinating Faces: Portraits from The Neill-Cochran House Museum Collection* highlights eighteenth and nineteenth-century paintings from the NCHM collection with an aim to share the important role portraiture has played in American culture and the changing status of the genre over the course of the nineteenth century.



West Campus 1815-2015: Evolution of an Austin Neighborhood explores the cultural and historical landscape that surrounds the Neill-Cochran House through images, text, and objects from the 200 year history of what we now know as West Campus. The early days of the University of Texas, the *Austin City Gazette* calls for “wars of extermination” against the indigenous Native American tribes, the growth and decline of Wheatville, and the sweeping changes ushered in by the 2004 University Neighborhood Overlay offer a moment to gather up the no longer visible past of this iconic Austin neighborhood.

Silverworks: Fashioned Elegance draws examples from the Neill-Cochran House Museum silver collection to explore differences in material, process, and design. The exhibit considers American Coin Silver, Sterling, Sheffield Plate, and electroplate flatware and hollowware for formal as well as daily use. Anglo-American, Austrian, and Mexican pieces show a variety of aesthetics and craftsmanship between small artisans and large manufacturers.



Neill-Cochran House Museum. . .

Community & Tourism

The Neill-Cochran House Museum is a vital part of its community and a destination for travelers. We are open five days a week for walk-in tours, but we welcome the majority of our guests in conjunction with special, and frequently free, programming. The NCHM participates annually in Austin Museum Day and Smithsonian Museum Day. Our partnerships with other museums and with Preservation Austin, which featured the NCHM on its 2011 Homes Tour, also bring in seasonal guests. Adult and children's programming rounds out our outreach to the community, drawing in hundreds of visitors each year for our popular Modern Times lecture series and children's events.

Visitorship to the NCHM increases each year. People come from around the corner and around the world to experience a slice of history, Texas-style. Continuing-education groups enjoy gallery talks and refreshments, and students studying English as a second language from high school and university tour annually to prepare essays comparing the Neill-Cochran House to their family homes. Experienced docents guide the way for guests from toddlers to seniors.

Finally, the NCHM is proud to be a member of the Blue Star Museum Program, which is sponsored by the National Endowment for the Arts and Blue Star Families (an active-duty military support group). The program grants free admission to active duty military and their families throughout the year.

Children's Programming

Our children's programming is hands-on, and marries education with entertainment. Lessons about architecture, culture, and art come alive in our annual gingerbread house and Easter Egg decorating events.

Last Fall we inaugurated new monthly programming for families with **Sunday-Funday!** events the first Sunday of every month. These events are free and feature crafts and activities accessible to all ages that relate to a cultural or historical theme relevant to the history of the Neill-Cochran House.

Children and their parents walk away from a fun afternoon at the NCHM with a broader understanding of not only the NCHM but of the history that has informed the world we live in today.



... at a Glance

Internship Program

Internships are available to recommended high school and university students in several areas of museum work with on-site supervision and, ultimately, professional endorsement. Proposals are accepted in a number of areas, but student assistance is especially helpful in collections management, education, marketing/PR, and social media.

Students from a variety of disciplines gain experience from work at the NCHM. These include, but are not limited to: fine arts, architecture and historic preservation, interior design, information technology, anthropology, history, communications, English, and human ecology.



Modern Times

The annual speaker series began in 2006 with writer Mike Cox talking about Antebellum Austin in 1855 to a standing-room-only crowd. Each year since, the topics have moved through time, and this season — the 10th — takes us from 1935-1945 and includes lectures on the 1936 Texas Centennial, the New Deal, Victory Gardens, Oveta Culp Hobby and the WAAC, and the Crystal City WWII Family Internment Camp.



Modern Times: Season 10

1935-1945: Pathways through the Great Depression and Second World War

The Texas Centennial Exposition and Fair Park (October 25, 2015)

What cures depression? Simple: modern opulence. Join us as Jim Parsons and David Bush, authors of *Fair Park Deco*, explore the iconic design of the largely intact pavilions constructed for the “Texanic” 1936 Texas Centennial Exposition.

Oveta Culp Hobby and the Women’s Army Corps (November 22, 2015)

“Your Job: To Replace Men. Be Ready To Take Over.” So said the WAC Field Manual in 1943. Also in that year, a woman, the director of the newly re-branded WAC, was promoted to the rank of Colonel in the United States Army. Join us for an afternoon of conversation about the life and military career of prominent Texan Oveta Culp Hobby with local writer and sociologist Debra Winegarten.

Lean Times (January 17, 2016)

A different take on the slow food movement, in retrospect? January’s installment of Modern Times takes to the practical realities of the domestic economy during scarcity.

FDR and the New Deal (February 21, 2016)

HW Brands, author of works about numerous American Presidents and contributors to the American experience, joins us to consider the role the New Deal played in American life during the 1930s.

The Train to Crystal City (March 20, 2016)

Author Jan Jarboe Russell takes us on a journey to South Texas. From 1942 to 1948, trains delivered more than 6,000 civilians from the United States and Latin America to Crystal City, Texas, a small desert town at the southern tip of Texas. The trains carried Japanese, German, Italian immigrants and their American-born children. The only family internment camp during World War II, Crystal City was the center of a government prisoner exchange program called “quiet passage.”

2015-2016 Programming at a Glance...

Adult Programming

Annual Austin Museum Day

September 20, 2015

From the City Limits of a Different Austin

October 15, 2015

Evening of music with Felicity Coltman

Leadership after Great Upheaval: HW Brands

November 10, 2015

*Co-sponsored with the Bullock Texas State History Museum and the Friends of the Governor's Mansion

Annual Champagne and Carols

December 12, 2015

Children's Programming

Sunday Funday

Every first Sunday September 2015 through May 2016

Summer Camp

July 2016

Sixth Annual Gingerbread House Raising

December 5-6, 2015

Sixth Annual Easter Egg Dye-O-Rama

March 25, 2016

Business Partnerships

Benefits	Bronze \$100	Silver \$250	Gold \$500	Platinum \$1000	Diamond \$2500+
Acknowledgment on Promo Materials & Website	✓	✓	✓	✓	✓
Private Tour		4 People	8 People	15 People	20 People
Gift Shop Discount		10%	15%	20%	30%
Logo-Link on Website			✓	✓	✓
Tickets to Champagne & Carols			2 Tickets	4 Tickets	6 Tickets
Complimentary Friends Memberships				2 People	4 People

Bronze Business Partner \$100

- ◆ Acknowledgment of your business on all promotional materials and our website

Silver Business Partner \$250

- ◆ Acknowledgment of your business on all promotional materials and our website
- ◆ Private tour for a group of 4
- ◆ 10% Discount on all gift shop items

Gold Business Partner \$500

- ◆ Acknowledgment of your business on all promotional materials and our website
- ◆ Private tour for a group of 8
- ◆ 15% Discount on all gift shop items
- ◆ Your logo and a link to your website on the NCHM website
- ◆ 2 tickets for *Champagne & Carols* event honoring major donors

Platinum Business Partner \$1000

- ◆ Acknowledgment of your business on all promotional materials and our website
- ◆ Private tour for a group of 15
- ◆ 20% Discount on all gift shop items
- ◆ Your logo and a link to your website on the NCHM website
- ◆ 4 tickets for *Champagne & Carols* event honoring major donors
- ◆ Complimentary 12 month *Friends* Memberships for 2 clients/employees

Diamond Business Partner \$2500+

- ◆ Acknowledgment of your business on all promotional materials and our website
- ◆ Private tour for a group of 20
- ◆ 30% Discount on all gift shop items
- ◆ Your logo and a link to your website on the NCHM website
- ◆ 6 tickets for *Champagne & Carols* event honoring major donors
- ◆ Complimentary 12 month *Friends* Memberships for 4 clients/employees

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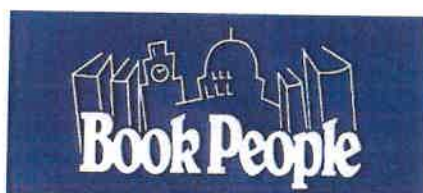
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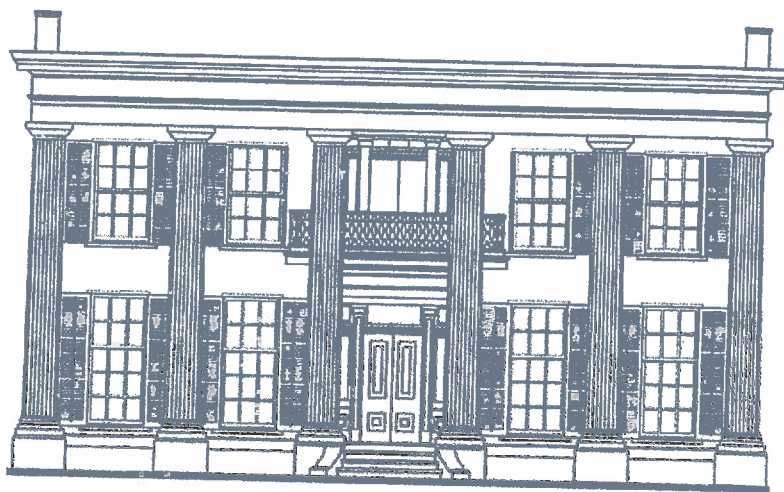
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Let us welcome you aboard! Please tell us which one of our programs or projects fits your special interests.



NEILL-COCHRAN HOUSE MUSEUM

HARRIET CHRISTIAN

CHAIR, FRIENDS OF THE NEILL-COCHRAN HOUSE

info2@nchmuseum.org

Neill-Cochran House Museum • 2310 San Gabriel • Austin TX 78705
512.478.2335 • www.nchmuseum.org • info@nchmuseum.org