

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

**Grant Applicant:** French Legation Museum, Daughters of the Republic of Texas  
**Address:** 802 San Marcos Street

**Project Summary:** Carriage House North Elevation Stair

<b>Requested Grant Amount:</b>	\$	10,750.00	
<b>Matching Funds/In-Kind:</b>	\$	-	
<b>Previous Grants Received:</b>	\$	37,000.00	FY 2000/2001
	\$	4,662.50	FY 2002/2003
	\$	2,700.00	FY 2003/2004
	\$	12,535.00	FY 2005/2006
	\$	7,016.00	FY 2008/2009
	\$	7,665.00	FY 2009/2010
	\$	44,000.00	FY 2010/2011
	\$	26,224.00	FY 2011/2012
	\$	31,000.00	Fy/2013/2014
	\$	<u>172,802.50</u>	

**Historical Significance Summary:** Built in 1840-1841 by the French representative to the newly-formed Republic of Texas. Opened as a museum in 1956. It is the oldest extant building in Austin and still has a protected view of the Capital from the front porch.

**Tourism Impact:** Welcomes 17,000 visitors annually . Actively promotes their activities via their website, Facebook and Twitter accounts. The property is within close proximity to the State Cemetery to provide two nearby options for historic tourists in near East Austin. Open for tours Tuesday through Sunday from 1:00 - 5:00 pm, with extended hours available for groups tours.

**ACVB Recommendation:** Recommended \$10,750. If there are any remaining funds in this FY budget, ask French Legation if there's anything else they need done in this cycle that could be considered.

**HLC Recommendation:**

## Steve Genovesi

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**From:** Martha George Withers <martha@frenchlegationmuseum.org>  
**Sent:** Monday, September 21, 2015 11:05 AM  
**To:** Steve Genovesi  
**Subject:** Re: French Legation Application for Fall 2015 Heritage Grant

Hi Steve,

The staircase is a new build to meet code for use of the loft.

There are other projects in need of work, but we weren't sure if the Grant would cover them. Based on the conditions we found during the north elevation work, there is a need to pull off siding and investigate/repair the sill beam and framing on the east and west elevations. I'll have to check with Chris Hutson, but I think the south elevation was taken care of when the porch was redone.

The second concern that turned up during the last project was the landing inside the house. The tenons were mortised into the door framing and suffered from the same water and insect damage. At least one was total powder. We did not explore further last spring, but shored up the landing. Can the grant be used for this sort of structural interior work?

Thank you for checking  
Martha

Martha George Withers  
Director  
FRENCH LEGATION MUSEUM  
802 San Marcos Street  
Austin, Texas 78702  
[www.earlyaustin.org](http://www.earlyaustin.org)  
512.472.8180

On Mon, Sep 21, 2015 at 10:38 AM, Steve Genovesi <[sgenovesi@austintexas.org](mailto:sgenovesi@austintexas.org)> wrote:

Hi Martha,

Follow up from your application:

Question, is this staircase a new build? It may have challenges by the HLC Grant Review Committee as a result. If so, are there other historic projects in need of restoration?

**STEVE GENOVESI | SENIOR VICE PRESIDENT, SALES AND SERVICES**



**FRENCH LEGATION MUSEUM**  
DAUGHTERS OF THE REPUBLIC OF TEXAS  
602 SAN MARCOS STREET  
AUSTIN, TEXAS 78702-5642  
WWW.FRLM.ORG

September 14, 2015

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

Re: Heritage Grant Application Fall 2015

*Steve*  
Dear Mr. Genovesi:

The French Legation Museum Committee of The Daughters of the Republic of Texas is pleased to submit a proposal request in the amount of \$10,750 for the addition of a staircase to the Carriage House. This addition will provide a second means of emergency egress to the second floor Loft area, bringing it into compliance with City of Austin code. Located on the north elevation, it will reflect the designs of preservation architect, Raiford Stripling, in so far as possible. This addition will greatly enhance the programmatic use of the facility by the museum and organizations such as Austin's Sister City of Angers.

As always, we appreciate the support of ACVB and look forward to having you as our partner in completing this important project. Please do not hesitate to contact me with any questions.

Sincerely,

Martha George Withers  
Director  
[martha@earlyaustin.org](mailto:martha@earlyaustin.org)  
512.695.7044 (cell)  
512.472.8180 (office)



## 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: 10 September 2015

HISTORIC PROPERTY AND ADDRESS: French Legation Museum

802 San Marcos St., Austin, TX 78702

APPLICANT'S NAME: The Daughters of the Republic of Texas, Inc. - French Legation Museum

APPLICANT'S ADDRESS: 802 San Marcos St., Austin, TX 78702

NAME AND ADDRESS OF OWNER, IF DIFFERENT FROM APPLICANT: State of Texas

(Please see attachment, Texas 49th Regular Session 1945)

TAX I.D. NUMBER/TAX STATUS: 1-74-1193444-5 501(c)3 Nonprofit

PERSON PRESENTING REQUEST/CONTACT PERSON: Martha George Withers, Director

ADDRESS: 802 San Marcos St., Austin, TX 78702 TELEPHONE NO. 512-472-8180

E-MAIL: director@frenchlegationmuseum.org FAX NUMBER: 512-472-9547

PROJECT NAME: French Legation Museum: Staircase Addition to Carriage House

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.)

The Daughters of the Republic of Texas, Inc. (DRT), custodians of the French Legation Museum (FLM), request funds from the Heritage Grant Program of the ACVB to add a staircase and replace a large window with a door on the north elevation of the Carriage House (CH). The CH was designed by noted preservation architect Raiford Stripling. Built in 1974, it is a reconstruction of the original stable on the property and serves as a visitors' center.

The north staircase will not be visible to most visitors to the site, but will enable the second floor Loft to be used for meetings, events, and programs thus enhancing the use of the site. Due to fire regulations, the Loft currently has an occupancy limit of nine (9). With the addition of a second means of egress, it is expected that the occupancy will be 30-40. This estimate comes from conversations with the Austin Fire Marshal. The space is frequently used for events such as the French Tech Club at SXSW, Austin Film Festival, the French American Business Council of Austin, and weddings that bring in many out of town visitors. The FLM would be better able to serve the needs of these organizations as well as the museum's interpretive and programmatic needs with greater access to the space.

The new staircase will use the forms and colors of the Stripling-designed stairs on the south elevation. The design, as recommended by developer Dick Rathgeber, will include two landings with stairs coming straight down from the door and then turning 90 deg. at the lower landing to avoid the stone wall at the perimeter of the property. This will avoid the need to relocate electrical boxes.

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

National Register Designation (1969), Registered Texas Historic Landmark Designation (1967), State Archeological Landmark Designation (1981), and City of Austin Historical Landmark Designation. The Carriage House is a contributing part of the property surrounding the French Legation, the oldest (1840-1841) extant frame building in Austin.

AMOUNT OF FUNDING REQUESTED: \$10,750

AMOUNT OF MATCH OR VALUE OF IN-KIND MATCH: \_\_\_\_\_

FLM Expended Funds / In-kind funds breakdown:

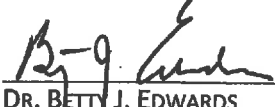
\$ 15,288 CH roof & north elevation repair, exterior lighting for all FLM structures, CH HVAC replacement, tree removal to protect perimeter wall - 2015

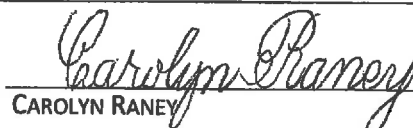
\$ 500 removal of large tree/invasive species on north stone wall in staircase building area

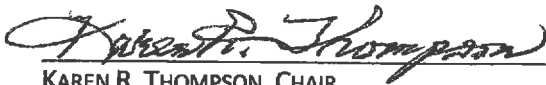
\$ 55,000 2015-2016 Master Interpretive Plan development that will include architectural, landscape, and interpretive direction of the FLM, including the Carriage House

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

IF YES, DESCRIBE THE LIENS AND AMOUNTS: \_\_\_\_\_

  
DR. BETT J. EDWARDS  
PRESIDENT GENERAL  
THE DAUGHTERS OF THE REPUBLIC OF TEXAS, INC.

  
CAROLYN RANEY  
RECORDING SECRETARY GENERAL  
THE DAUGHTERS OF THE REPUBLIC OF TEXAS, INC.

  
KAREN R. THOMPSON, CHAIR  
FRENCH LEGATION MUSEUM COMMITTEE  
THE DAUGHTERS OF THE REPUBLIC OF TEXAS, INC.

#### 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 elevations 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 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. you 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 SPECIFICATION OF PROPOSED WORK.
- 10) INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

## **ATTACHMENT 1A**

### **TOURISM JUSTIFICATION\***

The French Legation Museum (FLM), is located in downtown Austin east of IH-35 near the Capitol. The house is the oldest extant building in Austin and will be celebrating its 175<sup>th</sup> anniversary in 2016. The FLM is open to the public for tours Tuesday through Sunday from 1:00 to 5:00 pm. Extended hours are available for groups (many schools, seniors, etc.). The professional museum staff conducts tours and has some 18,000+ visitors annually who come from around the world. The museum has partnered with production companies to provide programs for SXSW, MapJam, and the Austin Film Festival, which attract visitors from across the country. The school tour visitation numbers in the thousands, expanding each year. New programs and approaches are optimistic about increasing both these numbers and categories of groups each year.

The FLM is managed by a 501(c)3 nonprofit organization through the custodianship of the Daughters of the Republic of Texas, Inc. (DRT). It is owned by the State of Texas. The historic home, built in 1840-1841 by the French diplomat to the newly-formed Republic of Texas, opened as a museum in 1956. The property was purchased by the state in 1949 from private ownership and, at that time, custodianship was appointed to the DRT. In addition to the historic structure, the 2.5 acre historic grounds also contain a reconstructed kitchen (built in 1967), a carriage house (built in 1974), and a reconstructed privy. Its grounds provide shady respite from the harsh downtown climate for casual picnics and many on a lunch-time break from near-by locations. The view of the Capital from the home's front porch is still a breath-taking sight that is protected by legislation.

The French Legation Museum Committee of the DRT is working to develop a master interpretive plan to guide the future and assure continuous protection and care for the property in recognition of its importance as a symbol of international amity to the City of Austin, the State of Texas, and the national and international visitors.

- Also see Attachment 1B – Annual Report for additional details.

**ATTACHMENT 1B**

**FRENCH LEGATION MUSEUM COMMITTEE**

**Annual Report FY 2014-2015**

**MULTI-YEAR PRESERVATION PROJECT**

We were notified by Union Pacific that the application which we submitted in February was rejected. A Letter of Enquiry will be sent to Hoblitzelle in April; we missed a February deadline for an application to Amon Carter. We have several other organizations that we are researching.

Heritage Preservation Grant from the City of Austin/Austin Convention and Visitors Bureau (ACVB)

Work began in February on repairs to wood rot in the north elevation of the historic house and the existing accessible ADA ramp. Once the sill beam, studs and door frame were exposed, more damage was found than expected from previous external investigation. Tours of the house museum were suspended for two days in February so that new supporting beam could be installed under the north door, to avoid danger to visitors or damage to unsupported flooring. FLM funds from this year's budget will cover additional architectural fees and a NTLP grant will cover additional structural engineer fees, over and above the \$31K provided by the Heritage grant. We expect work to be completed by the end of April.

Texas Preservation Trust Fund (Texas Historical Commission) In February we submitted an application for the Texas Preservation Trust Fund administered by the Texas Historical Commission. The application requests \$30K to partially fund a Comprehensive Master Interpretive Plan. The THC will make awards in June.

Austin Community Foundation We submitted this application by March 31, which seeks additional matching grant funds to fully fund the Comprehensive Master Interpretive Plan, which will cost \$62.5K.

Moody Foundation We will send an application to this foundation for \$35K by July 1 deadline.

**OTHER GRANTS**

The work for curatorial projects under approved extension for a NTLP grant award has been completed. The conservator has completed preservation work on all books that either date from the 1840s or belonged to the Robertsons. The final project report regarding the NTLP funds is being prepared.

Work that was approved in a November 2014 NTLP request has been completed. The Visitor Center staircase replacement is complete, voice/data infrastructure purchases were made and installed, cable runs were completed and interior work to seal the concrete floor in the Visitor's Center is also complete. Work spaces have been rearranged to provide greater individual flexibility and space.

NTLP grant requests submitted to Feb BOM were approved to do the following items. Work will begin in April and continue through May:

- ☐ Structural engineer fees to assess damage caused by wood rot on north side of house museum (as part of work done under Heritage Preservation Grant—see above)
- ☐ Tree removal and stump grinding of mesquite tree leaning on wall at San Marcos St. gate



□ Carriage House HVAC & thermostat replacement in Kitchen and Legation 1--replacement of 16-year-old equipment; the new thermostats will provide automatic switching from heat to AC and vice versa, which will maintain appropriate temperature to meet collections management standards

□ Carriage House wood repairs: replace rotted decorative rafter feature, patch of animal damaged screen, and repair gutter that allows animal infiltration to attic

□ Lighting repairs on grounds--repair, replacement, and additions to lights around Legation, Carriage House, and Kitchen to address issues of security, safety, and liability.

## **PERSONNEL**

Our administrative Specialist/Membership Coordinator, Diana Sutherland, is on maternity leave. Miriam Tworek-Hofsterrer, Museum Aide, will fill in to help with office activities and visitor services during Diana's absence.

## **VOLUNTEERS**

For the 12<sup>th</sup> year in a row (or is it 13<sup>th</sup>? I've lost count!), Steve Saunders and his team of personal friends, with assistance by FLMC members, performed major landscaping chores on our annual January workday. Cutting and trimming trees, shrubs and one overgrown rose bush were the main focus, as well as dragging the debris to the curb for hauling away. This workday could not have been the success it was without Steve and his dedicated team.

Jerry Withers spent approximately *pro bono* 200 hours in February working on the voice/data infrastructure issues. This project could not have been completed without his dedication and expert help.

FLMC member Sherilyn Beal organized about a dozen volunteers who spread mulch under some trees during Austin's annual It's My Park Day event in March.

## **FLMC MEMBERSHIP**

The committee lost three (3) members due to resignations, leaving nine (9) full members. We have four prospective members. The committee is allowed eighteen (18) members. Pam Lynn will end her 2-year tenure as committee Chair at the end of May. We will welcome suggestions and support in obtaining new members from the BOM.

## **FACILITIES & OPERATIONS**

The museum's new internet provider is Grande Communications. Phone service will continue to be provided by Vonage. The anticipated savings is \$100/month between the new service and the elimination of unused lines. Some intermittent problems with phone service due to internet issues were identified and fixed.

The Director met with two FLMC members to discuss development of the Museum Shop; they will help plan, update, and expand the items available for sale.

Cothron's repaired the modern lock on the front door of the house museum and also re-keyed all buildings in order to separate historic structures from operational for security purposes.

A circuit breaker in the electrical panel of the Visitors Center was replaced. A power outage provided an opportunity to test the battery back back-ups for the hub computer and the alarm system. Both continued to function until power was restored.

Neighborhood parking signs were changed following SXSW. Requirements for Residential Permits are now in effect from 6 PM to 6 AM daily; previously it was 11 PM to 6 AM. This covers all of San Marcos Street except along the FLM property line. This is expected to have a great impact on any events or rentals that are scheduled for the evening.

## **CURATORIAL**

A new tour script that includes information on the Preservation Project, FLM Membership opportunities and historic photographs is now in use and being refined. The PastPerfect version 5 upgrade is complete allowing the inventory/accession reconciliation to be begun. A new cleaning schedule with new methods of the historic house and kitchen using current best practices has been created and tested but full implementation has been slowed down by ongoing restoration work. Equipment and materials have been identified and will be ordered as the budget allows.

Planning and preparation for a new Visitor's Center exhibit called "French Legation Museum: Legacy of Diplomacy in Texas" is underway.

## **MUSEUM VISITATION**

In January approximately 347 people visited the Museum, with regular tours serving 91 visitors. In February approximately 3038 people visited the Museum, with regular tours serving 61 visitors and 148 people on group tours. In March, approximately 3990 people visited the Museum, with regular tours serving 80 regular visitors and 55 people on group tours. The French Tech Club rental during March's SXSW brought 2126 people to the Legation, including French Consul General Sujiro Seam and Austin Mayor Steve Adler.

## **WEBSITE/SOCIAL MEDIA/OUTREACH**

Due to recent analysis of our FaceBook site, staff have begun using Twitter and Instagram more, which has generated more public views and postings on these platforms, both for our events and rental events. Evaluation at this stage is informal by comparing followers across platforms, but it does seem to be driving additional interest by individuals and community sites.

We need to seek funding to upgrade and improve the website, possibly on a new platform. Updates that can be performed without an upgrade are being addressed, with particular focus on programs. We have not been able to restore the gift store page.

## **PROGRAMS & EVENTS**

**One Day Camp** - January 19<sup>th</sup>. Trial one day camp. Students will be out of school. Small group. Archeology activities. We had 8 children enrolled, but 1 child stayed home sick. Brought in \$285 in revenue. Development included research, planning, obtaining materials, prepping materials, testing activities, set-up, program delivery, and evaluation.

**One Day Camp**- Feb 16. One day camp for students who are out of school on the holiday. Small group did 19<sup>th</sup> century activities.

SXSW in March was a relative success, although bad weather limited attendance. The production company hired by the rental client, Transmission Events, worked on site previously so things went smoothly—including setting up a professional kitchen. We expect that the City of Angers will return for a more limited program next year. Staff was required to be present throughout and it was important to have the professional staff here for load-in and load-out to enable on-the-spot decision-making and protection of FLM resources.

**Children's Picnic - March 29** Annual program with Edible Austin and SANDE Youth Program, a large outdoor food education event.

**One Day Camp** – April 3rd Sprouting History for children. Gardening activities.

**Under the Oaks: The Magikhana Show with Arsene Dupin** – April 4<sup>th</sup>

**Polka in the Park** – April 11<sup>th</sup>. Canceled due to inclement weather.

**Homeschool Day** – April 24<sup>th</sup>. Tour and activities for homeschool groups.

**Lecture with Patrick Foley - April 26** Author of the biography Missionary Bishop: Jean-Marie Odin in Galveston and New Orleans, which includes a discussion of his time in Austin.

#### **UPCOMING PROGRAMS & EVENTS**

**One Day Camp- Republic of Texas Technology- May 22nd** Students at AISD will be out of school. Small group. Activities based on technology during the Republic of Texas.

**Summer Saturdays- May 30th, June 13th, 27th, July 11th, 25th, August 8th** Outdoor activity with guided tour or suggested donation of \$5.

**We Built this City Summer Camp- June 22nd- 26th, July 13th- 17th** 2 weeks, one week for grades 1st-3rd and one week for grades 4th-6th (grades completed). Hands-on, activity driven camp about what it takes to build a city.

**Texas French Market Place** – Oct 3, 11 am – 5 pm. Still in the planning stages, this fundraiser will feature local vendors who will rent tent space to showcase their wares.

**175th FLM Anniversary Celebration in 2016** Rachel Bryson, 175th Subcommittee Chair, met with FLM Director and a potential event coordinator to discuss possible events to be sponsored by the FLMC. An additional list of staff-organized programs is being generated. Most of these are regularly scheduled programs or annual events that will be given a 175th marketing angle.

Please note that you can sign up for timely automatic email notifications about events on the FLM website under the BE INVOLVED tab. The link is <http://frenchlegationmuseum.org/get-involved>.

*Pamela Lynn, French Legation Museum Committee, Chair  
May 1, 2015*

**ATTACHMENT 2: HISTORIC DOCUMENTATION**

**PHOTOGRAPHS OF CARRIAGE HOUSE  
INCLUDING AREA FOR PROPOSED STAIRCASE ON NORTH ELEVATION**



**Carriage House South Elevation with Existing Staircase to Loft**



**Carriage House North Elevation—location for proposed staircase. The Loft window will be replaced with a ½ light door.**

**The large legustrum visible in front of the stone wall will be removed. The storage shed and other equipment will be rehoused as needed.**



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

The French Legation Museum Staff is in contact with the Texas Historical Commission regarding this project. The request for a letter of approval is being submitted concurrently with this application. Given the nature of the project, staff was advised that a simple drawing should be adequate.

The request for a Certificate of Approval from the City of Austin will be submitted.

**ATTACHMENT 4**

**PROJECT BUDGET**

**CARRIAGE HOUSE NORTH ELEVATION STAIR**

Construction and Materials Costs	\$ 7,500
Painting	\$ 1,450
Contingency costs	\$ 900
Indirect and Administrative costs	\$ 900
<b>TOTAL COST</b>	<b>\$10,750</b>

FLM Requested funds from ACVB for building North Elevation Stair on Carriage House

<b>Total funds FLM requesting from ACVB</b>	<b><u>\$10,750</u></b>
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#### **ATTACHMENT 5: COMPETITIVE BIDS**

Please see attached competitive Bid on following pages.

Bid from Robert Miscoe will require separate painting bid (provided)

Bid from Mancha Builders is complete

#### **ATTACHMENT 6: PROJECT SCHEDULE**

Work on this project will begin as soon as it can be scheduled after funding is secured.

It is expected to be completed in two to three weeks.

## Proposal

Date: August 17, 2015

To: Martha Withers  
C/O French Legation Museum  
Austin, Tx

From: Robert Miscoe (512) 799-1117  
16238 RR 620  
Suite F 370  
Austin, Tx 78747

Construct new stairs leading from 2<sup>nd</sup> story window to ground on existing building.

Work to include the following items:

Removal of existing window and installing new door unit with panic hardware

Constructing of landing, platform, stringers, treads, risers, footings, posts, and handrails to erect a stair system

Stair system to be constructed from treated pine material (paint excluded)

Door to be 2'-10" x 6'-8" Fiberglass out swing door with ½ light and 14" sidelight (hardware excluded)

Total Amount labor and materials \$7,500.00



# Estimate



PO Box 142446  
Austin Tx 78714

boatrightpainting@gmail.com  
512-255-1718

Estimate No:  
Date:

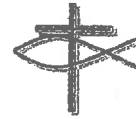
404  
Aug 18, 2015

For: **French Legation**  
802 San Marcos

Description		Amount
Prime & paint new stairs, landing,spindles & rails ,top & bottom	Labor & paint	\$1450

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**Total \$1450.00**



Mancha Builders  
909 Hudgins St.  
Smithville, TX 78957  
(512) 718-7942

August 20, 2015

Proposal for the French Legation Museum

Total: \$15,300.00

802 San Marcos St  
Austin, TX 78702

Proposal for:

- Building of new exterior staircase on the rear of the carriage house
- Removal of existing window
- Remodel opening to accommodate an exterior half-light door
- Provide and install one half-light exterior door at the top of the new stairs (Second floor)
- Provide and install an emergency release bar on the new door
- Painting of new stairs to match existing colors of carriage house
- Painting of new door to match existing colors of carriage house
- Provide and install one electrical light fixture next to new door on top of landing

This price includes all materials and labor. All materials are number 2 or better grade. All work to be done in a workmanship type manner. Estimated completion of job is two working weeks from start date.

ATTACHMENT 7

PROOF OF OWNERSHIP/ LEASE/ AUTHORIZATION

The French Legation Museum and grounds are property of the State of Texas, with the Daughters of the Republic of Texas, Inc. as custodians since 1949. Please see the following documents for statements verifying the DRT as custodians for the property.

the Daughters of the Republic of Texas and the said Daughters of the Republic of Texas be and the same are hereby authorized to take full charge of said building and use of the same as they may see proper. The property of the said French Embassy shall be the property of the State, and the title of said property shall remain in custody of the Board of Control; and declaring an emergency."

Passed by the House, May 18, 1945: Yeas 106, Nays 14

Passed by the Senate on May 28, 1945: Yeas 28, Nays 0.

Approved May 31, 1945

Effective May 31, 1945

Letter April 29, 1952. Price Daniel, Attorney General: This letter was written to the Hon. C. H. Cavness, State Auditor, and is referred to as Opinion No. V-1443; Re: "Applicability of H.B. 753, Acts 52<sup>nd</sup> Legislature, 1951, establishing an accounting system for State property, to such property as The Alamo, the French Embassy, Battleship Texas, and the like."

Pages 6 and 7. 2. The French Embassy Property. H.B. 728, Acts 49<sup>th</sup> Leg., R.S. 1945, ch. 286, p. 455 (Art. 687b, V.C.S.) provides:

"Section 1. There is hereby appropriated all moneys now in the Texas Centennial Commission funds if and when available to apply on the purchase of the French Embassy building and all properties therein."

"Section 2. Said property to consist of Embassy building and two and one-half (2½) acres out of the Southeast part of Outlot No. 1, in Division B, City of Austin, Texas, facing easterly on San Marcos Street, with line commencing at the intersection of San Marcos and Ninth Streets and running southerly with the West line of San Marcos Street to an alley between Seventh and Ninth Streets."

"Section 3. Said building is hereby set aside for the uses and purposes of the Daughters of the Republic of Texas and the said Daughters of the Republic of Texas be and the same are hereby authorized to take full charge of said building and use of the same as they may see proper. The property of the said French Embassy shall be the property of the State, and the title of said property shall remain in custody of the Board of Control."

"Pursuant to the foregoing provisions the State Board of Control was authorized to purchase the French Embassy property for the State. Att'y Gen. Op. V-206 (1947). As soon as title was acquired by the State, custody and possession of the French Embassy property was placed in the Daughters of the Republic in accordance with the provision of H.B. 728 of the 49<sup>th</sup> Legislature. Therefore, our discussion relative to the Alamo property<sup>1</sup> is applicable to the French Embassy property."

<sup>1</sup>The last sentence refers to page 6 of Price Daniel's letter to Hon. C. H. Cavness.

"Since the Daughters of the Republic is a trustee for the State, it is an 'instrumentality' which has possession of state property, and it is our opinion that it constitutes an agency for the State within the meaning of H.B. 753. Therefore, the Daughters of the Republic, being the agency in possession of the Alamo property, should keep the property records required by the act, account for all property owned by the State in its possession, and file such reports as directed by the Comptroller. Letter Opinion to Honorable Hall H. Logan, Chairman of State Board of Control, dated December 13, 1949."

## THE FRENCH LEGATION MUSEUM BACKGROUND AND DRT CUSTODIANSHIP

DATE	EVENTS
1840, Feb.	Dubois de Saligny, representative of King Louis Philippe of France, arrives in Austin
1840, Sept.	Dubois purchases 21 acres (1-35 to San Marcos St., 7 <sup>th</sup> St. to 11 <sup>th</sup> St.)
1840, Dec.	Dubois sells land (\$6,500) to Father Jean Marie Odin promising to build a House, Kitchen, and stable. Father Odin agrees to allow Dubois to live in the Legation House until April 1, 1842.
1847, Oct.	Father Odin sells (\$2,000) Legation House to Moseley Baker (hero of Texas Revolution).
1848, May	Baker sells House to Dr. Joseph W. Robertson and second wife, Lydia Lee Robertson. Ten children are born (4 sons and 6 daughters) to Joseph and Lydia. One son, John, from first marriage (Ann Philips Robertson), also lives in the Legation House. Robertsons live in House until May 1940.
1940, May	Sarah Robertson Smith dies in Legation House (last Robertson family member to live in House). Lydia "Lillie" Robertson lived all her life in the Legation House; died in 1939. Lydia was a member of the William Barret Travis DRT Chapter (Austin).
1940-1945	DRT attempts to raise funds to purchase the Legation House but is unsuccessful.
1945, May	DRT approaches the State legislature for help. Legislature passes a bill authorizing use of \$24,256.16 left over from Texas Centennial celebration of 1936 for the purchase of the "French Embassy." See <b>"Legislative Action"</b> below and reverse side.
1947	Texas Attorney General Price Daniel rules that the Centennial funds can be used to buy the Legation.
1949, May 6	Robertson heirs sell Legation (2½ acres) to the State of Texas for \$24,000.
1949, Aug.	DRT takes possession of the Legation as Custodian (assuming all costs except utilities, which are paid by the State).
1950	First French Legation Committee created by DRT Board of Management.
1956, April 6	French Legation Museum opens to the public.
1966	Kitchen built on grounds.
1967	Official Historical Medallion put on House by the State Historical Survey Committee.
1974	Carriage House built on grounds.
1985	Austin City Council places view of the State Capitol from porch of the Legation House on a list of protected Capitol views.

**Legislative Action:** During the 49<sup>th</sup> Legislature, Regular Session, 1945 (Chapter 286, H.B. No. 728, page 455), the following Act was passed.

"An Act providing for the purchase of property known as the French Embassy and consisting of two and one-half (2 ½) acres, known as the Old French Embassy property, and all buildings and furniture therein. Said building is hereby set aside for the uses and purposes of

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/14/2015

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).

<b>PRODUCER</b> Texas Associates Insurers Building 3, Suite 300 1120 Capital of Texas Hwy S. Austin, TX 78746	<b>CONTACT NAME:</b>		
	<b>PHONE (A/C, No, Ext):</b> 512-328-7676	<b>FAX (A/C, No):</b> 512-327-8337	
<b>INSURED</b> Daughters Of Republic of TX Alice Nowotny, Treasurer 510 E. Anderson Lane Austin, TX 78752	<b>E-MAIL ADDRESS:</b>		
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> Travelers Lloyd's of Tx		
	<b>INSURER B:</b>		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
<b>INSURER F:</b>			

## 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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <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:			6603855B508TLC12	11/27/2014	11/27/2015	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 - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <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) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

RE: French Legation Museum, 802 San Marcos, Austin, Texas

## CERTIFICATE HOLDER

## CANCELLATION

<b>AUSCON&amp;</b>  Austin Convention & Visitors Bureau 301 Congress Ave, Ste 200 Austin, TX 78701	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 

**EVIDENCE OF PROPERTY INSURANCE  
PROPERTY SCHEDULE**

DATE(MM/DD/YY)

09/14/2015

PAGE 2

PROPERTY INFORMATION

LOCATION/DESCRIPTION  
802 San Marcos St.  
Austin, TX 78702

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PROPERTY INFORMATION

LOCATION/DESCRIPTION

ATTACH TO EVIDENCE OF PROPERTY APPLICATION

### **Attachment 9: Plans and Specifications of Proposed Work**

Proposed contractors are experienced with this type of work and will meet all ADA specifications and code requirements. The drawings below indicate a plan that is expected to avoid the need to rework existing electrical.



ATTACHMENT 9