

Antiquities Advisory Board  
July 26, 2021  
8:30 A.M.

## TEXAS HISTORICAL COMMISSION

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### AGENDA ANTIQUITIES ADVISORY BOARD MEETING #105

Capital Extension  
Room E1.030  
1400 N. Congress Avenue  
Austin, TX 78701  
July 26, 2021  
8:30 a.m.

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*This meeting of the Antiquities Advisory Board has been properly posted with the Secretary of State's Office according to the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. The members may discuss and/or take action on any of the items listed in the agenda. NOTE: The Texas Historical Commission may go into executive session (close its meeting to the public) on any agenda item if appropriate and authorized by the Open Meetings Act, Texas Government Code, Chapter 551.*

*Members of the public will be able to observe a livestream feed using the following link on the days of the meeting:*

*<https://www.youtube.com/user/TxHist>*

*This livestream option will not allow for two-way communication between members of the public and the Commission.*

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1. **Call to Order** – *Chairman Bruseth*
  - A. Board Introductions
  - B. Establish a Quorum
  - C. Recognize and/or excuse absences
2. **Approval of Minutes** – *Bruseth (advance handout)*  
Antiquities Advisory Board Meeting # 104 (April 26, 2021)
3. **Reports** – Division Reports/ Presentations on recent and current permitted projects – Jones & Graham  
*(\*The Texas Historical Commission will convene and meet concurrently with the AAB for the presentation noted below)*
4. Alamo masterplan update – *Kate Rogers, Alamo Trust and/or General Land Office (Item 3.1)*
5. Presentation and possible action – Archeological Permit Application for Archeological Investigations Associated with the Construction of the Exhibition Hall and Collections Building (EHCB) (41BX6), Bexar County, Texas– Jones
6. Discussion and possible action regarding the Historic Buildings and Structures Antiquities Permits for the Alamo, Alamo Plaza, San Antonio, Bexar County (Item 3.3) – Graham
  - A. Permit #1109 for construction of an exhibition hall and collections building in the northeast corner of the Alamo grounds
  - B. Permit #983 Amendments for architectural investigations on the Alamo Church and Long Barrack
  - C. Permit #1095 Amendments for on-going conservation work on the Alamo Church and Long Barrack

7. Discussion and possible action regarding Historic Buildings and Structures Antiquities Permits for the Texas Governor's Mansion, Austin, Travis County (Item 3.4) – *Woods-Boone*
  - A. Permit #1105 related to installing gas connections in four downstairs fireplaces
  - B. Permit #1107 related to landscape repairs and garden accessibility upgrade
  - C. Permit #1113 related to constructing a greenhouse on the grounds

## **8. Adjournment**

*NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, are requested to contact Esther Brickley at (512) 463-5768 at least four (4) business days prior to the meeting so that appropriate arrangements can be made.*

ITEM # 1

**TEXAS HISTORICAL COMMISSION**

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**ANTIQUITIES ADVISORY BOARD**

**MEMBERS**

Members as of 01/04/2021

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ITEM # 2

**TEXAS HISTORICAL COMMISSION**

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**ANTIQUITIES ADVISORY BOARD MEETING #104**

**Minutes**

AT&T Executive Education and Conference Center  
Grand Salon ABC  
1900 University Avenue  
Austin, TX 78705  
April 26, 2021  
8:30 a.m.

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*Note: For the full text of action items, please contact the Texas Historical Commission at P.O. Box 12276, Austin TX 78711 or call 512.463-1858*

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**1. AAB Call to Order**

Chairman Jim Bruseth opened the Antiquities Advisory Board (AAB) meeting on April 26, 2021, at 08:33. Bruseth announced that the meeting was being held in accordance with the Governor's suspension of certain provisions of the Texas Open Meetings Act. He noted that the meeting would be held in person, via videoconference, and was authorized under Texas Government Code Section 551.127. Bruseth announced that the presiding officer and a quorum of the AAB was present. The public was invited to attend via Zoom under the registration link provided. He noted that the THC recommended mask use and social distancing throughout the meeting. Bruseth stated that digital material would be made available on the Texas Historical Commission's webpage.

Commissioner Bruseth welcomed everyone to the first in-person meeting in over a year. He felt that it was good to be back in person. He started with the roll call for the AAB members.

**Members Present**

Jim Bruseth  
Lilia Garcia  
Laurie Limbacher  
Norman Alston  
Douglas Boyd  
Waldo Troell  
Rick Lewis  
Dan Utley  
Bob Ward

**Members Absent**

Todd Ahlman

Commissioner Bruseth announced the absence of Todd Ahlman. A quorum was established and Bruseth entertained the motion to excuse Ahlman.

Norman Alston seconded the motion.

Commissioner Bruseth called for a vote, heard no opposition, and the board unanimously voted to approve the motion.

Bruseth announced that the motion carried.

## **2. Approval of AAB Minutes**

Commissioner Bruseth asked if the members had corrections that they wanted applied to the AAB minutes from February 2, 2021.

He heard no call for corrections and entertained the motion to approve the previous minutes.

Alston moved to approve the minutes.

Waldo Troell seconded the motion.

Commissioner Bruseth called for a vote, the AAB members unanimously voted to approve the motion, and the motion carried.

## **3. AAB Reports**

Brad Jones started with the Archeology Division report. He presented a graph that showcased the 120 permits issued in the last quarter. Jones explained that Quarter 2 of 2021 had yielded 20 less permits than the previous year. Jones noted that this could be the result of the long-term COVID19 situation.

Jones stated that almost all permits in the last quarter had been issued electronically. He noted that most of the permits came from intensive surveys, monitoring, and data recovery projects.

Bess Althaus-Graham the director of the Division of Architecture reported on her division's State Antiquities Landmark permits. She stated that her team issued seven permits in the last quarter, held five expired permits, and completed five permits.

She announced that in the last quarter two hazardous abatement permits, three new construction permits, one preservation permit, and one reconstruction permit were issued. Althaus-Graham shared that they had surpassed the previous year by two permits.

Commissioner Bruseth thanked Althaus-Graham and turned the microphone over to Chairman Nau.

## **4. Joint AAB/Commission Meeting**

Chairman Nau welcomed the commissioners, the AAB members, and the public. He announced that this would be a joint meeting between the commissioners and the AAB. Nau called the roll, and all commissioners were present. He announced that a quorum was established and that the meeting was open to public comment.

**Public Comments:**

Suzanne Anderson represented the Austin Group for the Elderly (AGE) and was in support of Item #9.2. Her argument was for the removal of the Subject Marker and SAL designation for the Confederate Woman's Home in Austin.

Terry Ayers was for protecting the Subject Marker and SAL designation for the Confederate Woman's Home in Austin.

Judge Hoppy Haden from Caldwell County stated that the county had several hearings on the removal of the Confederate Soldier's Memorial in Lockhart, and that a committee of citizens decided to relocate the memorial from the county courthouse to the Caldwell County Museum. Judge Haden said that they had identified a contractor to carry out the relocation and that the county had applied for a relocation permit.

Nicholas Crawford spoke on behalf of North Point Development and their project at the Naval Weapons Industrial Reserve Plant in Dallas. He presented on the dilapidated state of the buildings and his group's request to remove the protective covenant for buildings 1, 6, 7, 49, and 94.

Norman Alston a member of the AAB asked what research North Point Development had done to determine that the buildings were no longer able to be used.

Crawford spoke of the original construction of the building. He pointed to the lack of windows and the restrictions the current covenant placed on reconstruction plans. Crawford shared that marketing plans for reuse had failed over the last four years. He explained that North Point had explored all options including tire storage for General Motors and that the buildings had failed to attract a new owner.

Alston noted that he had misunderstood and believed that the problem had been with the condition of the buildings.

Crawford shared that the buildings had fallen to vandalism and been stripped of their valuable materials.

Stephen Lucas a representative of the Texas Sons of Confederate Veterans announced that he was in opposition of Item #9.2. He argued that the Subject Marker and SAL for the Confederate Woman's Home be maintained.

Vice-Chairman Crain introduced Valerie Bates to speak on the Port Isabel Lighthouse and the Texas Tropical Trail.

Bates reported on the digital content that could be shared with a vast set of visitors outside of the Texas Tropical Trail region. She congratulated the group of small museums within her area that had expanded their digital content.

Bates noted that her team at the Port Isabel Lighthouse was working to integrate into the Texas Historical Commissions Historic Site's program. She announced that the visitation numbers remained strong. Her objective was to stay open and to improve the facility. Bates reported that her

site and the community were feeling the impacts of the SpaceX program and wanted to be part of the dialogue surrounding the program.

Vice-Chairman Crain announced that this concluded the public comment.

Vice Chairman Crain then read a historic monuments guidance draft document to the commissioners and AAB members. The document was developed by Mark Wolfe with advice from Commissioner Jefferson and input from several other commissioners. Crain summarized that this document would provide guidance for the removal of Confederate monuments found throughout the communities of Texas.

Commissioner Bruseth announced agenda Item #3.1 for THC Historic Buildings and Structures permit #1082 regarding the removal of two Confederate monuments in Bastrop County. He called on Althaus-Graham to provide background information.

Althaus-Graham reported that the monuments were both housed on the Bastrop County square. She reviewed how the sixteen-foot Confederate granite obelisk was placed on the grounds in 1910 by the United Daughters of the Confederacy (UDC). Althaus-Graham then provided details for the pink granite tablet that was placed by the State of Texas in 1963 to commemorate the 100<sup>th</sup> anniversary of the Civil War. The granite monument was in memory of Major General Sayers who fought for the Confederacy.

Althaus-Graham informed that Bastrop County had initiated the removal of the monuments in July of 2020. The Bastrop County Commissioners Court had appointed a ten-person committee to evaluate the move and provide a decision for the county. The committee decided to remove the monuments from the courthouse square to the proposed Bastrop County Heritage Park six miles away from the square.

Bruseth read the motion for the AAB to send forward their recommendation to approve or deny the relocation of the two Confederate monuments. He described the conditions that the county had to follow. The conditions included ownership of the monuments by the county, a commitment to reinstall the monuments within six months, and an interpretation of the history and impact of slavery on African Americans and the Civil War. In addition, Bastrop County would consent to the jurisdiction of the THC for administration of Historic Buildings and Structures permit #1082.

Rick Lewis made the motion to approve the relocation of the monuments.

Dan Utley seconded the motion.

Commissioner Bruseth called for further discussion, heard none, and the motion passed unanimously.

Chairman Nau asked if Bastrop County had an existing history museum.

Althaus-Graham noted that the county had representatives ready to answer questions.

Vice-Chairman Crain asked Althaus-Graham about the availability of funding for the heritage park.

Althaus-Graham said that the county raised 50 thousand dollars to relocate and install the monuments. She noted that Bastrop County Judge Paul Pape had a prior meeting scheduled and was not able to attend this session.

Chairman Nau called on Bruseth to present Item #3.1 to the Commission.

Commissioner Bruseth informed the commissioners on the recommendation presented by the AAB. He noted that the AAB had voted to issue Historic Buildings and Structures permit #1082. He informed the Commission that they had the option to approve or deny the permit application.

Commissioner Limbacher moved the motion to approve the permit forward.

Commissioner Broussard seconded the motion.

Commissioner Bruseth opened the floor to discussion.

Chairman Nau spoke of creating a precedent for the removal of Confederate monuments in Texas. He noted that a monument had been moved in Denton to a county museum. Nau stated that he wanted to hold on deciding on the removal of the monuments until he knew if Bastrop County had a museum. He noted that he wanted to set a precedent for the removal of monuments and that the Commission would continue to see a pattern for monument removal applications.

Vice-Chairman Crain shared that Bastrop did have a museum but that he was unsure of the museum's tax and ownership operation status.

Althaus-Graham noted that THC employee Susan Tietz was on the line and ready to answer questions.

Susan Tietz announced that she was present, but a virtual communication error did not allow her to present to the commission.

Cheryl Lee representing Bastrop County was virtually present and on the line. A communication error did not allow her to communicate with the in-person commission meeting.

Leon Scaife representing Bastrop County was virtually present but could not communicate with the in-person commission meeting.

Commissioner Limbacher informed the Commission that she had participated in a Main Street session on behalf of the THC in Bastrop. She shared that there was a museum located in Bastrop. She noted that the planned Bastrop County Heritage Park would alleviate land scarcity issues that the museum faced in downtown Bastrop.

Althaus-Graham noted that the County Commissioner's Court believed that the Bastrop County Heritage Park was most appropriate for the monuments.

Chairman Nau asked Bruseth if he was interested in postponing the decision on Item 3.2 until the next meeting. He noted that it was not about moving the monument but making sure that it served as an educational tool.

Commissioner Bruseth accepted Nau's request. The motion was tabled and Bruseth called for the vote.

The motion passed unanimously.

Commissioner Bruseth announced that the next motion for the AAB would be to approve or deny Historic Buildings and Structures permit #1080 for the removal of the Confederate memorial in Lockhart. He called on Althaus-Graham to provide the background information.

Althaus-Graham reported that the memorial was constructed in 1923 and by the UDC. She referenced that the Lockhart Courthouse was built in 1894. The relocation of the monument was triggered by the slaying of George Floyd and was brought forth by the residents of Lockhart in June of 2020. The newly proposed home for the memorial was the Caldwell County Museum in Lockhart. Althaus-Graham noted that the county would provide a contractor for relocation and the interpretive history for the memorial. She noted that the Caldwell County Courthouse was a State Antiquities Landmark (SAL).

Althaus-Graham informed the meeting that her team evaluated if the relocation of a monument would pose any threat to the structure, gauged if an effort were made for the memorial to stay in place, and if the new site resembled the original site.

Commissioner Garcia asked if the memorial would be placed inside of the museum.

Althaus-Graham clarified that it would not. The memorial would eventually be housed on the grounds of the museum.

Commissioner Garcia asked about the efforts surrounding the historical interpretation of slavery and the time of the marker construction. She wondered if the interpretation would be placed inside or outside of the museum.

Althaus-Graham was not positive on where the interpretation would be placed. She noted that Judge Hoppy Haden the Caldwell County Judge was on the line.

Judge Hoppy Haden corrected a couple of statements. He clarified that the memorial would be outside and on the museum grounds. Judge Haden shared that the funding was not yet completed and that there would be a plaque to contextualize the memorial. The plaque would clarify that slavery was part of the issue for the Civil War and that slavery and racism were no longer acceptable in contemporary society.

Chairman Nau asked if this answered Garcia's questions.

Commissioner Garcia said yes.

Vice-Chairman Crain asked about county's ability to maintain the memorial on the museum grounds.

Judge Haden assured him that the county would maintain the memorial.

Commissioner Bruseth read the motion to the AAB members to approve or deny a recommendation to send forward Historic Buildings and Structures permit #1080 for the relocation of the Confederate Memorial in Lockhart. The motion came with conditions for the county to maintain ownership of the memorial, relocate the memorial in two months, and to install an interpretive plaque on of the museum. The interpretive plaque would discuss the impact of slavery on African Americans, the Civil War, and the experience of African Americans at the time of the initial installation of the monument in 1923. In addition, the county would consent to the continued jurisdiction of the THC.

Douglas Boyd moved to approve the motion.

Utley seconded the motion.

Chairman Nau announced that it was brought to his attention that there were technical issues impacting the meeting. He announced that the vote could proceed with Caldwell County but that the meeting had to return to Bastrop County vote.

Commissioner Bruseth asked for discussion and called on AAB member Norman Alston.

Alston announced that he would support the motion. He contextualized his vote and concerns with the permit. Alston noted that the underlining issue was that the location of the memorial made it significant. He noted that the courthouse's integrity would not be diminished by the relocation of the memorial. Alston pointed to the preservation concept of reversibility and noted that the county would continue to maintain ownership. His conclusion was that he wanted the people of Caldwell County to have the right to choose the location of the memorial.

Commissioner Bruseth thanked Alston, called for further discussion, heard none, and called for the vote.

The vote passed unanimously, and the motion carried.

Chairman Nau called for a break and the sound recording was paused.

Chairman Nau resumed the meeting and called on the representatives from Bastrop County to present an opening statement.

Cheryl Lee the representative from Bastrop County is a resident of Bastrop, voted to have the monuments removed, and served as the co-chair to the relocation committee. Lee shared that the committee had made every effort to assure that the monuments did not leave Bastrop County. The committee also pledged to the community that the history would not be destroyed or placed into a warehouse. The community and committee decided that the best option was to relocate the monuments in a dignified manner. She noted that the museums in Bastrop declined to house the memorials for reasons of sizing and representation.

Lee explained that the Bastrop County Heritage Park had been part of the discussion from the beginning. The meeting was informed that the goal of Heritage Park was to provide historical

context, appropriate placement of the monuments, and that additional heritage monuments would be moved to the park.

Lee ensured that the funding was raised, and that the county would seek out additional funding for the park.

Leon Scaife the Purchasing Director for Bastrop County introduced himself.

Shawn Harris, the director of Bastrop's General Services introduced himself and was on standby for questions about the park system or relocation project.

Nau announced that the discussion was tabled. His plan was to travel to Bastrop County to work with the county judge to figure out a solution that was consistent.

Commissioner Bruseth announced that a motion was made to table the discussion for Bastrop County.

Commissioner Bruseth returned to Historic Buildings and Structures permit #1080 and read the motion to approve or deny the relocation of the Confederate memorial in Caldwell County. The motion came with conditions for the county to maintain ownership of the memorial, relocate the memorial in two months, and to install an interpretive plaque on of the museum. The interpretive plaque would discuss the impact of slavery on African Americans, the Civil War, and the experience of African Americans at the time of the initial installation of the monument in 1923. In addition, the county would consent to the continued jurisdiction to the THC.

Commissioner Limbacher motioned for approval.

Commissioner Broussard seconded the motion.

Commissioner Broussard spoke on the importance of precedence. He brought up the issues of safety, resemblance to the original site, and guidelines to help counties in the future.

Chairman Nau agreed that he wanted to establish a precedent and a pattern to help counties and the THC make future decisions. Nau explained that the removal of monuments was an issue that impacted Texas society, politics, and history.

Althaus-Graham informed Nau that her staff provided the guidance to the municipalities and a recipe on how the motion should be implemented.

Nau focused on the importance of capturing the educational aspects that the monuments could provide and guidance to local municipalities on how to relocate monuments.

Althaus-Graham informed the Commission that she had received a request from Caldwell County to extend the relocation period. The county wanted the Chairman to consider a six-month relocation period.

Commissioner Bruseth asked for further discussion on the Caldwell County permit. He heard no further comment and proposed an amendment to extend the relocation period from two to six months.

Commissioner Bruseth moved on the motion.

Commissioner Limbacher seconded the motion.

Commissioner Bruseth read the motion to approve or the deny the application for Historic Buildings and Structures permit #1080.

Commissioner Bruseth asked for comments, heard none, and the motion carried unanimously.

## **5. Update on Alamo masterplan**

Chairman Nau called for the presentation of the revised plan for the Alamo Plaza. He suggested that this would provide good context for the upcoming vote. He turned the presentation over to Lori Houston, Assistant City Manager for San Antonio.

Lori Houston announced that her team had made a lot of progress. She noted her team had accepted the feedback from the September 2020 meeting, and that they had come up with some changes for the Alamo masterplan.

Houston and her team revisited their strategies, met with the San Antonio mayor and council, the Texas General Land Office, and the Alamo Trust Board of Directors. Houston shared that everyone wanted something to happen, and nobody wanted to abandon the plan. She explained that they amended their plan and lease agreement.

Houston informed the board that the project started in 2012. She noted that the committee created a set of guiding principles and that those same principles remained today. The principles focused on telling all the stories, that the Battle of 1836 was the most widely recognized event on the site, and that the site presented over 300 years of history.

Houston explained that they planned to ensure diverse interpretive methods and that all ages would understand the story. She stated that physical accessibility was a key element for the envisioned Alamo masterplan. Houston noted that the committee did retain their plan of restoring the Church and Long Barrack. Other goals included delineation of the site's footprint and to recapture the original Mission Plaza.

Houston spelled out that the group was keen to create a world-class museum and visitor center. Her goal was for the visitor to feel a sense of arrival and connectivity. Houston described how the San Fernando Cathedral was operating during the Battle of 1836, La Villita was a neighborhood, and that Hemisfair Park served as the farmland for the mission. Her hope was that visitors would not only spend hours at the Alamo, but also visit other places in San Antonio.

The San Antonio group looked at several changes that needed to be made. They focused on upholding their five key concepts. Houston pointed to the meetings with the council members, mayor, and several members of the board. The plan stood that the Cenotaph would be repaired but

not moved, the Mission footprint would be delineated by altering pavement material, the grade of the footprint would not be lowered, the plaza would remain accessible, railings would be removed, and key rituals would be accommodated.

Houston stressed that the plaza would not be a site for 5K runs, but a place for original historic San Antonio traditions. The THC was informed of the current study to determine the types of traffic that would be allowed on the Alamo Plaza. Houston announced that the traffic access on Alamo Street would be permanently closed on June 1, 2021. Her team's goal was to simplify the ground plan, provide the visitor with a sense of arrival, and to clearly define the Alamo district.

Houston announced that the group would work to feature interpretive elements. Examples included the 18-Pounder exhibit that represented the southwest corner, the South Gate, the two acequias, burial grounds, and the North Wall. Houston stated that this commission and other stakeholders voiced their concern about trees. The concern for many was that the trees made the site look more like a park than a battlefield. She noted that the new plan would strategically place trees to provide shade and not compromise the importance of the interpretive elements.

Houston restated that there was no sense of arrival at the current Alamo site. Her idea included using trees and landscape elements to create a sense of arrival. She spoke about delineating the footprint through pavers. Houston explained that the current railings were meant to guide people to certain access points and help orientate. She argued that the railings were not needed and that the different pavement materials would help visitors understand where they were. Houston explained that landscape features would serve as natural barriers and that local materials would be used.

Houston spoke about management options and the idea of an open plaza. The future plaza would have controlled access points by the new museum, visitor center, and Church/Long Barrack entrances. The reimagined plaza would be completely open but provide entrances that could be closed off for events and security threats. She assured that each promenade would provide information to help the visitor interpret and navigate.

Houston addressed questions about parades. She explained that the plaza would be able to accommodate parades. She informed the THC and the public that the North Wall would be constructed to be dismantled once a year for the parades. The design of this undertaking was still being processed and would dodge Alamo Street.

Houston highlighted the three future areas. She said that the Mission footprint would serve as a place for interpretations and ceremonies. The garden would serve as a reception area and as a place to host events. The plaza would serve as the First Amendment area. She explained that the Cenotaph currently served as the place to exercise First Amendment rights. Houston said that the First Amendment gatherings would be transitioned to the southern side of the plaza. This decision was due to the disruptive nature of some of the protests. Houston informed the Commission that they leased half of the plaza to the General Land Office (GLO) for the future museum.

Houston touched on the phased street closure topic. She noted that the portion from Alamo to Houston, and Crockett streets would be impacted immediately. Sections from Alamo Street that include Crockett to Commerce would remain open or partially open. Houston announced that they did not feel like they wanted to make improvements to Losoya Street. Her team planned to revisit

the Losoya traffic to see if improvements were necessary. Houston's hope was that construction could be avoided by keeping the portion of Alamo Street open for emergency vehicles.

Houston briefed the THC on the importance of interpretive elements. She recalled the South Gate, 18-Pounder, acequias, and the North Wall as features that were ready to be interpreted. Houston explained that they looked forward to working with their interpretive planners and to highlight all histories that happened on the site. She pointed to a graph that showcased Indigenous, Mission, and Civil Rights histories.

Houston ended with an update on the current happenings. The San Antonio City Council approved the design on April 15, 2021, and the GLO approved the changes. The design of the plaza would start in May and end in December. She noted that the City of San Antonio had a sense of urgency to complete the project. The plan was to start construction in early 2022. She revealed that work on the Church and Long Barrack would be fronted by the GLO. Houston shared that construction on the museum and Alamo Visitor Center would be led by the Alamo Trust.

Houston hoped that the THC saw the progress that was made and concluded her presentation.

Chairman Nau asked for questions.

Commissioner Garcia commended Houston's work and presentation. She noted that the concern of acknowledging multiple histories and layers had been addressed. Garcia was excited for the possibilities of the Alamo site. She concluded that history did not happen in a vacuum and that this project could get a lot of people interested in San Antonio's history.

Commissioner Limbacher thanked the City of San Antonio. She expressed that Houston and her team responded effectively to her personal concerns and questions.

Commissioner Broussard thanked Houston and appreciated her coming. He believed that it took someone like Houston and San Antonio to make the project happen. Broussard voiced his concern for the safety of the Church and that the palisades were not illustrated on the form.

Houston assured Broussard that she would check on that. She agreed that the palisades were an important interpretive element for the site.

Commissioner Jefferson commended San Antonio for the proposed changes, for their hard work, and for wanting to move forward. He voiced that the Commission endorsed the movement forward. Jefferson asked if Houston and her team had identified objections to the current proposal. He noted that she now had the opportunity to alleviate potential concerns.

Houston thanked Jefferson and noted that what would happen to the Crockett and Woolworth building was important. Her plan was to work with Kate Rogers, the new executive director of the Alamo Trust. Repurposing was something that Houston and her partners were working on. Houston explained that the Texas Freedom Force continued to have concerns and trust issues.

Commissioner White asked if the repair of the Cenotaph would begin in January?

Houston explained that they would conduct a study and that the work would be reviewed by the THC.

Commissioner White noted that there was a lot of work to be done and thanked Houston for her perseverance.

Commissioner Perini shared that he was in the restaurant business. He communicated that they used canvas tarps for shade. Perini said that the canvas tarps had been used by people in the past. He suggested that Houston investigate the use of tarps. He revealed that they provided pleasant movements.

Commissioner Gravelle asked if there had been thoughts given to a virtual reality interpretation of the Alamo and battle.

Houston said yes and that the virtual reality would be addressed in the interpretive plan.

Commissioner Gravelle asked if there would be time spent to pinpoint the location of the funeral pyre.

Houston shared that they had a good understanding of where the funeral pyres were located. She said that there would likely be interpretation, but that she was not sure of a specific study to help pinpoint the locations.

Commissioner Gravelle thanked her.

Chairman Nau stated that a visitor's center would help educate the public. He shared that Houston and Rogers came to the Executive Committee meeting in Dallas. Nau shared that the Commission felt comfortable enough to bring their work forward and to the public.

Chairman Nau called for a break.

Chairman Nau introduced Rogers the new executive director of the Alamo Trust. He noted that Rogers had briefed the Executive Committee and that they were pleased by her presentation. Nau called on Rogers.

Rogers said that she was honored to present and was proud of her role as a native Texan. She agreed with Houston that the group was moving forward with the Alamo project. She shared that a new exhibition and collection building would be constructed on the corner of Bonham and Houston streets. Rogers stated that this would be the repository for the Alamo collection. The space also provided a space to display collection items. She shared that currently only 1 percent of the Alamo collection was on display.

Rogers presented slides that delineated the footprint of the proposed building. The first floor was planned to house collections and the second floor would provide exhibition space. Rogers shared that the collections would encompass 24,000 square feet. She revealed that the museum and visitor's center was projected to cover 100,000 square feet. Her hope was that the numbers provided a sense of size and scale.

Rogers highlighted that the new buildings would use materials coherent with the Alamo site. She indicated that the building would not look like an 1836 structure, but that they would use similar stone and wood. Rogers noted that the building would replace temporary structures that currently housed the Alamo Rangers. She explained that the site had been disturbed for some time.

Rogers showcased views from the future entrances located on Houston and Bonham streets. She shared numerous views of the Church and that the Church's viewshed would not be obstructed by the construction of the new buildings. Rogers announced that the newly featured 18-Pounder Exhibit had been wildly popular with guests visiting the Alamo. The Commission was informed that the Alamo had to extend the operational hours to provide the visitors with more time. She expressed that for the first-time visitors gained a sense of understanding for the height of the original wall and the location of the cannon. Rogers shared that there were great views of the cannon from the River Walk and from the Alamo.

Rogers addressed the concern of moisture monitoring. She noted that her team's job was to protect the Church and the Long Barrack. Rogers shared that the yearlong moisture study first commenced on April 22, 2021. Monitoring occurred inside and outside of the Church. Her hope was that the study would produce data on the salination of the walls, the condition of the mortar, and of the roof.

Rogers shared that the Lieutenant Governor and Commissioner Bush were present for the unveiling of the exhibit. She noted that her team was able to meet with the two gentlemen and that they had a great conversation. The conversation focused on the conceptual plans for the museum and visitor center. She recalled the Lieutenant Governor saying that he was very excited about the plan. Rogers said that they continued to be optimistic and hoped for continued support by the Lieutenant Governor.

Rogers concluded that it was a great time to be at the Alamo and thanked Lori Houston's leadership. She thanked all the others involved over the years and shared that they were all heading in a positive direction. She thanked everyone for their time.

Chairman Nau asked for additional questions. He congratulated Houston and her staff. Nau called on Bruseth to present the additional action items.

Commissioner Bruseth called on Brad Jones to present AAB Item #6. Bruseth noted this item discussed archeological work for the relocation of existing underground utilities at the northeast corner of the Alamo grounds (site 41BX6).

Jones noted that this was an early permit application that focused on monitoring utility relocation work in the area where the planned exhibit hall and collections facility would be located. He shared that ATI archeologist Kristi Nichols had applied for the permit and was in attendance and ready to answer questions. Jones noted that his staff was comfortable with the proposed methodology and believed that the work would be effective.

Commissioner Bruseth called on the AAB members to approve or deny the recommendation to move the permit application forward.

Boyd moved on the motion to approve the permit application.

Commissioner Limbacher seconded the motion.

Commissioner Bruseth called for discussion, heard none, and called for the vote. The motion for AAB item #6 passed unanimously.

Commissioner Bruseth continued to the Commission vote and moved to approve the application for the archeological permit for work within the Alamo complex.

Commissioner Peterson seconded the motion.

Commissioner Bruseth asked for discussion.

Commissioner Broussard questioned the seven-year period for the application.

Jones called on Nichols to answer Broussard's question. Jones noted that it was standard to allow long periods of time to complete the post excavation report.

Nichols explained that the length of the permit duration would not take seven years. She noted that the length of the permit provided a buffer to investigate additional areas. Her hope was that the permit would allow them to apply for a curatorial facility certification.

Commissioner Broussard thanked Nichols for the clarification.

Commissioner Bruseth asked for further discussion. He heard no comments, called for the vote, and the motion passed unanimously.

Commissioner Bruseth called on Althaus-Graham to present Historic Buildings and Structures permit #1095 for ongoing conservation work on the Alamo Church and Long Barrack.

Althaus-Graham shared that this was a five-year permit that built off two previous five-year permits. She explained that this was the continuation of work done to the Long Barrack and Alamo Church. Althaus-Graham noted that the work was conducted in three-foot squares and included photo documentation, vacuuming, and stabilization of modern patching.

Vice-Chairman Crain asked if there had been photo documentation of all the rehabilitation work conducted on the Long Barrack?

Althaus-Graham noted that there were several permits that had conducted work on the Long Barrack. There was one permit that focused, specifically on the roofing. She explained that she assumed that the photo documentation was being conducted under one of the other permits.

Pam Rosser the Alamo conservator explained that the photo documentation was not being conducted under permit #1095.

Commissioner Limbacher asked Rosser about the use of resin for stabilization.

Rosser explained that resin is applied over the historic plaster. She noted that she had found Spanish colonial pigment and that it was not injected into the wall. Rosser explained that she filled voids in the wall with hydraulic mortar.

Bruseth moved that the AAB send forward to the Commission to issue THC permit #1095 for ongoing conservation work to the Alamo Church and Long Barrack.

Commissioner Peterson moved on the motion to approve.

Commissioner Limbacher seconded the motion.

Commissioner Bruseth called for further discussion, heard none, and the motion passed unanimously.

Commissioner Bruseth moved on to the Commission vote for THC permit #1095.

Commissioner Limbacher seconded the motion.

Commissioner Bruseth called for further discussion, heard none, and the motion carried unanimously.

Commissioner Bruseth moved on to Commission Item #3.5. The item focused on the discussion and possible action on Historic Buildings and Structures permit #983. He called on Althaus-Graham to provide further information.

Althaus-Graham explained that the Historic Buildings and Structures permit #983 was an ongoing permit and that the motion would lead to a permit amendment. She noted that it was important for the Commission to understand the scope of the project. She showcased photographs that highlighted the work that had been completed over several years to the Alamo Church. Althaus-Graham pointed to future work that would be applied to the cornice of the main doorway of the church and the parapet cap of the Alamo. She informed the meeting that Anna Nau was on the line and ready to answer questions that the commission had.

Commissioner Limbacher asked about the parapet cap and how the work would be monitored? She asked if the work would be covered quickly or if protection would be provided?

Anna Nau noted that the work assessed the condition of the top portion of the parapet cap. The work would show what erosion issues had occurred. She assured the Commission that the work would be completed in a matter of days and replaced quickly.

Commissioner Bruseth called on the AAB members to move forward a recommendation to approve or deny an amendment to Historic Buildings and Structures permit #983.

Commissioner Limbacher moved to approve the motion.

Bob Ward seconded the motion.

Commissioner Bruseth asked for additional discussion, heard none, and called for the vote. The AAB members voted unanimously and moved to approve the motion moved on to the Commission vote.

Commissioner Bruseth called on the Commission to vote to approve an amendment for THC permit #983.

Commissioner White seconded the motion.

Commissioner Bruseth called for additional discussion, heard none, and the motion passed unanimously.

Commissioner Bruseth moved to adjourn the AAB meeting #104.

Utley seconded the motion.

Commissioner Bruseth adjourned the AAB meeting and yielded the floor to Chairman Nau.

Chairman Nau thanked the members of the AAB. He concluded the joint meeting of the AAB and Commission.

ITEM # 3

# Permits Issued Report

Active Permits Issued between 4/1/2021 and 6/30/2021

Permit	SAL	Project	Issued	Expires	Period Effect
1085	Bell County Courthouse	Rehabilitation of second floor Courtroom	4/21/2021	7/1/2021	3 Months
1086	Bell County Courthouse	Cleaning of Exterior courthouse and monuments	4/1/2021	10/1/2021	6 Months
1095	The Alamo	Conservation work of The Alamo Church and Long Barracks	5/10/2021	5/1/2026	5 Years
1093	Carnegie Public Library	Roof replacement of the existing Flat roof system of the museum only	5/14/2021	5/1/2022	18 Months
1094	Jefferson County Courthouse	Installation of audio/visual system In Commissioners Courtroom on The Fourth Floor	5/14/2021	5/1/2022	1 Year
1087	Val Verde County Courthouse & Jail	Alice Fitzpatrick, District Attorney, County Attorney Building roof Repair from hail damage	5/14/2021	5/1/2022	1 Year
1088	Kusch House	Kusch House stabilization	5/19/2021	6/1/2022	1 Year
1099	City of Roma Manuel Guerra Store	Building exterior and interior Rehabilitation	5/19/2021	6/1/2022	1 Year
1104	Fort Concho	Re-roofing of Fort Concho Historic Barracks 1 and 2	6/14/2021	7/1/2022	1 Year
1103	Kyle City Hall	Landscape and Hardscape Updates	6/14/2021	7/1/2022	1 Year
1101	Val Verde County Courthouse & Jail	Building roof repair from Hail damage-no substantial change In the aesthetics of the building	6/25/2021	7/1/2022	1 Year

# Expiration Report

Active Permits that expire before 7/1/2021

Permit	SAL	Permit Type	Project	Expires
894	Potton-Hayden House	Rehabilitation	Roof & Exterior Wood Trim replacement, exterior painting & finish	2/27/2020
907	Fair Park	Preservation	Exterior Repairs to Band Shell	6/1/2018
987	Kyle City Hall	Rehabilitation	City of Kyle Krug Activity Center Exterior Historic Repairs	3/1/2021
990	St. Joseph Church	Preservation Investigation/ Hazard Abatement	Roof and Window Repairs	2/1/2021
974	Fair Park	Rehabilitation	Music Hall Improvements Improvements to architectural Lighting and pedestrian safety	12/01/2019
895	Cameron County Courthouse	Restoration	Restoration of the Terra Cotta	2/1/2021
971	Cooke County Courthouse	Preservation	Exterior Brick, Mortar, and Stone repair	10/1/2020

# Completion Report

Between 4/1/2021 and 6/30/2021

Permit	SAL	Permit Type	Project	Report Approved
1047	Mission Nuestra Senora de la Purisima Concepcion	Rehabilitation	Mission Concepcion HVAC Replacement-Exterior Repairs	4/5/2021
904	Lynn County Courthouse	Restoration	Full Restoration A/C relocation	4/19/2021
1024	Turtle Creek Pump Station	Rehabilitation	Sammons Center for the Arts- Select masonry restoration and Exterior door replacement	4/28/2021
655	Starr Mansion Historic Site	Restoration	Starr Family State Historic Site- Maplecroft	4/28/2021
867	Richter House	Preservation	Richter House Exterior Repairs	5/12/2021
1072	The Alamo	Preservation	Long Barrack Masonry Cleaning and roof repair	6/2/2021
848	The Alamo	Preservation	Conservation work of Alamo Church and Long Barracks	6/24/2021

ITEM # 4

Alamo Masterplan Update

ITEM # 5

# TEXAS HISTORICAL COMMISSION

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## Item 5

Texas Historical Commission  
Antiquities Advisory Board  
July 26, 2021

### **Presentation and possible action – Archeological Permit Application for Archeological Investigations Associated with the Construction of the Exhibition Hall and Collections Building (EHCN) (41BX6), Bexar County, Texas**

#### **Background:**

The General Land Office (GLO) has requested the Texas Historical Commission (THC) issue an archeological testing permit to Kristi Nichols, Director of Archaeology, Collections and Historical Research for the Alamo Trust, Inc. (ATI), to conduct archeological investigations in support of the construction of the Exhibition Hall and Collections Building (EHCN) in the northeast corner of the Alamo complex in San Antonio, Texas. The EHCN construction and associated utility installations will have anticipated subsurface impacts to depths of 5-6 feet across the project area, with utility lines and piers extending over 12 feet below the surface in select locations. ATI archeologists included an overview of historical maps and imagery and the results of previous archeological investigations to support their application. Their analysis suggests that the area being proposed for EHCN was previously used as agriculture fields and retaining ponds during the 18<sup>th</sup> and 19<sup>th</sup> centuries before structures were built along Houston and Bonham streets during the 20<sup>th</sup> century. Previous and ongoing archeological investigations have demonstrated disturbance and modification of the surrounding landscape, but also find evidence of intact surfaces that are likely contemporaneous with the Spanish colonial and later activities on the site. To date no formal archeological investigations have been performed in the proposed project area.

Based on an analysis of historic maps and images, as well as previous archeological investigations in areas surrounding the proposed construction site for the EHCN, ATI argues that there is only a limited potential to encounter pre-20<sup>th</sup> century features or deposits and proposes that a combination of archeological survey and monitoring of the construction of the foundation, utility lines, and piers is sufficient to document any potential cultural features that may be affected during construction. The proposed investigation include backhoe trenching to assess the potential for buried archeological features or surfaces prior to the initiation of the excavation phase of the construction. Combined with data from investigations associated with utility relocations authorized under Antiquities Code permit 30196, the backhoe trenching will allow ATI to determine the amount of disturbance present and ascertain whether there are areas of potentially intact occupation surfaces. This will in turn guide the archeological monitoring of the excavation of the building foundation and associated utility installations. The monitoring component will involve ATI archeologists being onsite for all subsurface impacts, keeping written records and photographs, with the authority to halt the project in any areas where intact features or artifacts are found. These features will be exposed and documented, and the THC consulted regarding their removal or if additional testing is required to assess their significance. All artifacts that are not modern will be collected and curated with the University of Texas at San Antonio's Center for Archaeological Research. Should any evidence of human remains or interments be identified in the course of work, all work will stop and the burials will be recorded following the Human Remains Treatment Plan established by Alamo Mission Archaeology Advisory Committee and in compliance the Texas Health Safety Code.

## TEXAS HISTORICAL COMMISSION

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### **Staff Recommendation:**

The current permit application and scope-of-work is a revised version of a permit submitted to THC staff on June 24, 2021. On July 2, 2021, THC staff responded to the permit application and requested clarifications and additions to the methodology being proposed as well as the reformulation of the permit as a testing permit not a monitoring permit as submitted.

THC staff have reviewed the revised permit application and recommend the current permit application be approved. Staff agree that the significance of the site warrants a full suite of archeological investigations during ground disturbing activities associated with the construction, and staff endorse the overall methodology for this presented in the application. Staff also agree this space appears to have been largely undeveloped land outside the walls of the Alamo complex prior to the 20<sup>th</sup> century, and that subsequent development of the area has potentially resulted in large-scale disturbance. However, as confirmed during previous archeological investigations in the vicinity of the Alamo, and noted in the permit application, there remain potential areas with intact prehistoric and historic occupation surfaces.

### **Suggested Motions:**

Move that the AAB recommend to the Commission the approval of the issuance of an Archeological Testing Permit for archeological survey, monitoring, and testing associated with the construction of the Exhibition Hall and Collections Building, in the northwest corner of the Alamo (41BX6), Bexar County, Texas for a period of 7 years.

Move that the AAB recommend to the Commission the denial of the application for an Archeological Testing Permit associated with the construction of the Exhibition Hall and Collections Building (EHCB), in the northwest corner of the Alamo (41BX6), Bexar County, Texas for a period of 7 years.

## TEXAS HISTORICAL COMMISSION

# ANTIQUITIES PERMIT APPLICATION FORM

## ARCHEOLOGY

### GENERAL INFORMATION

#### I. PROPERTY TYPE AND LOCATION

Project Name (and/or Site Trinomial) Archaeological Investigations Associated with the Construction of the Exhibition Hall and Collections Building (EHCB) (41BX6)

County (ies) Bexar

USGS Quadrangle Name and Number San Antonio East

UTM Coordinates Zone 14R E 549831.78 N 3255209.01

Location Alamo grounds, northeast quadrant, along Houston near Bonham Street

Federal Involvement  Yes  No

Name of Federal Agency \_\_\_\_\_

Agency Representative \_\_\_\_\_

#### II. OWNER (OR CONTROLLING AGENCY)

Owner Texas General Land Office

Representative Mark Havens Chief Clerk

Address 1700 N. Congress Ave.

City/State/Zip Austin, Tx 78701

Telephone (include area code) 512-463-5001 Email Address mark.havens@glo.tx.gov

#### III. PROJECT SPONSOR (IF DIFFERENT FROM OWNER)

Sponsor (same)

Representative \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone (include area code) \_\_\_\_\_ Email Address \_\_\_\_\_

### PROJECT INFORMATION

#### I. PRINCIPAL INVESTIGATOR (ARCHEOLOGIST)

Name Kristi Nichols

Affiliation Alamo Trust, Inc.

Address 321 Alamo Plaza, Suite 200

City/State/Zip San Antonio, TX 78205

Telephone (include area code) 210-225-1391 ext 5100 Email Address knichols@thealamo.org





## **SCOPE OF WORK FOR THE ARCHAEOLOGICAL INVESTIGATIONS ASSOCIATED WITH THE CONSTRUCTION OF THE EXHIBITION HALL AND COLLECTIONS BUILDING AT THE ALAMO, 41BX6, SAN ANTONIO, BEXAR COUNTY, TEXAS**

### **Introduction**

Alamo Trust, Inc. (ATI) requests to conduct archaeological investigations associated with the proposed construction of the Exhibition Hall and Collections Building (EHCB) within the Alamo Complex, 41BX6, owned by the State of Texas, by and through the Texas General Land Office (GLO). Recently, ATI was assigned an antiquities permit to conduct potholing to locate buried existing utilities around the footprint of the proposed building that was to aid in the construction of the EHCB. This permit is to address the archaeological needs for the construction of the new building located in the northeastern quadrant of the site. The proposed project presented in this scope of work will take place on lands owned by the State of Texas. This Scope of Work is for only the portion of construction that falls within State-owned property and extends beyond a depth of 12-inches below the current grade. Any work that occurs within the upper 12 inches is subject to a MOU between the THC and GLO.

### **Project Description and Project Area**

Mission San Antonio de Valero (41BX6), also known as the Alamo, is situated in downtown San Antonio, east of the large bend in the San Antonio River. The site is listed on the National Register of Historic Places (NRHP) and is a State Antiquities Landmark (SAL). In recent years, the site was designated as part of the San Antonio Missions UNESCO World Heritage Site. In addition, the property is owned by the State of Texas, by and through the Texas General Land Office (GLO), with daily operations conducted by the Alamo Trust, Inc. (ATI), the non-profit organization tasked by the GLO to oversee the management and daily operation of the Alamo. Therefore, an Antiquities Code of Texas (ACT) Antiquities Permit for archaeology shall be issued for any work that would result in ground-disturbing activities greater than 12 inches below the surface pursuant to the MOU between the GLO and THC.

Site 41BX6 occupies approximately 4.5 acres in downtown San Antonio. The northern limits of the site extend roughly 60-feet north of Houston Street, under the Federal Building constructed in 1937. Figure 1 shows the site boundaries as recorded on the Sites Atlas and Area of Potential Effect (red line) on an aerial image of downtown San Antonio. In Figure 2, the site is depicted on the San Antonio East 7.5-minute San Antonio east U.S.G.S. quadrangle map. All construction associated with the new building is located in the northeast quadrant of the Alamo Gardens, in the area of the currently standing Arbor, public restrooms, support buildings, and staff parking.

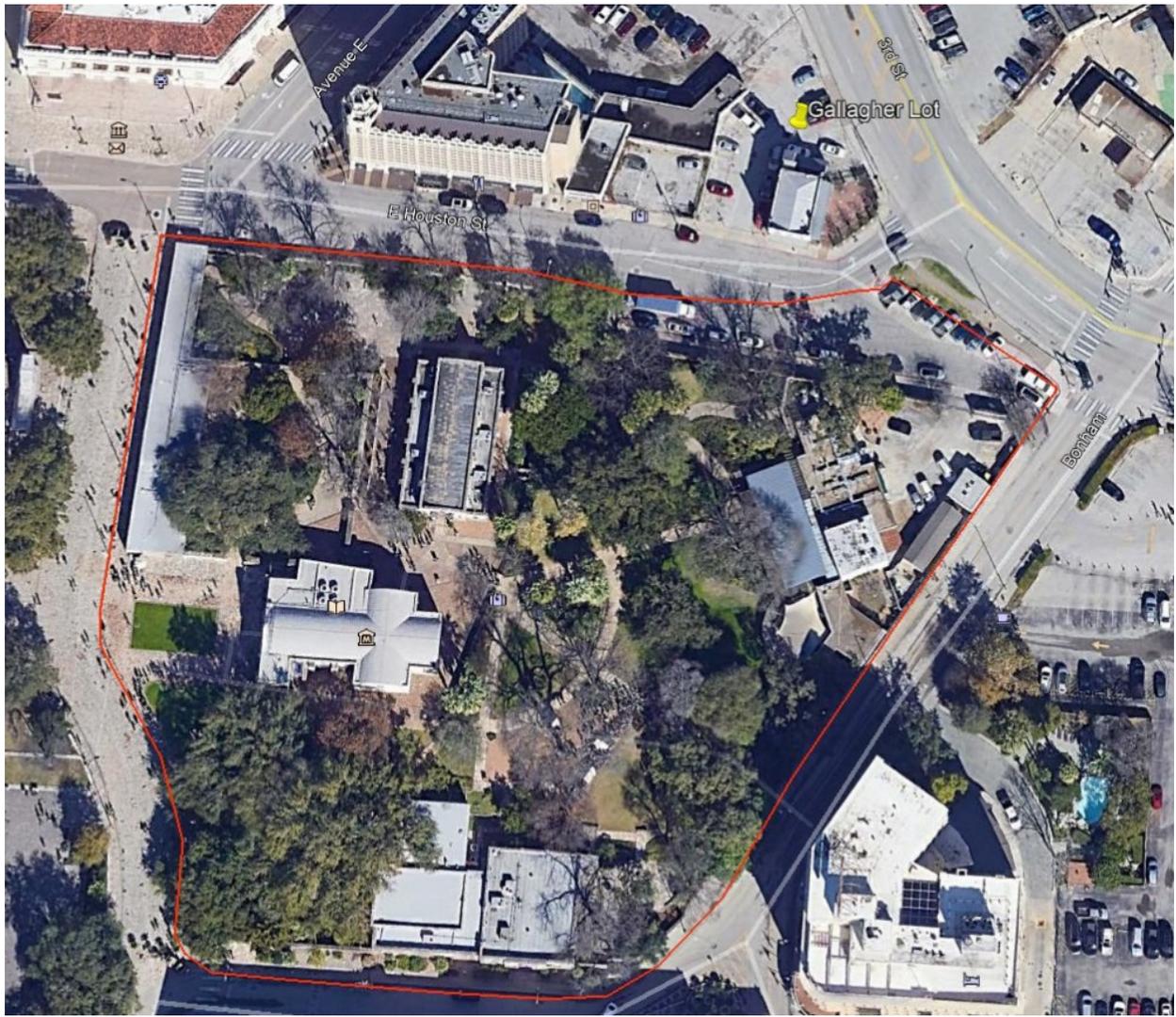


Figure 1. Boundaries of property on a recent aerial of downtown San Antonio.

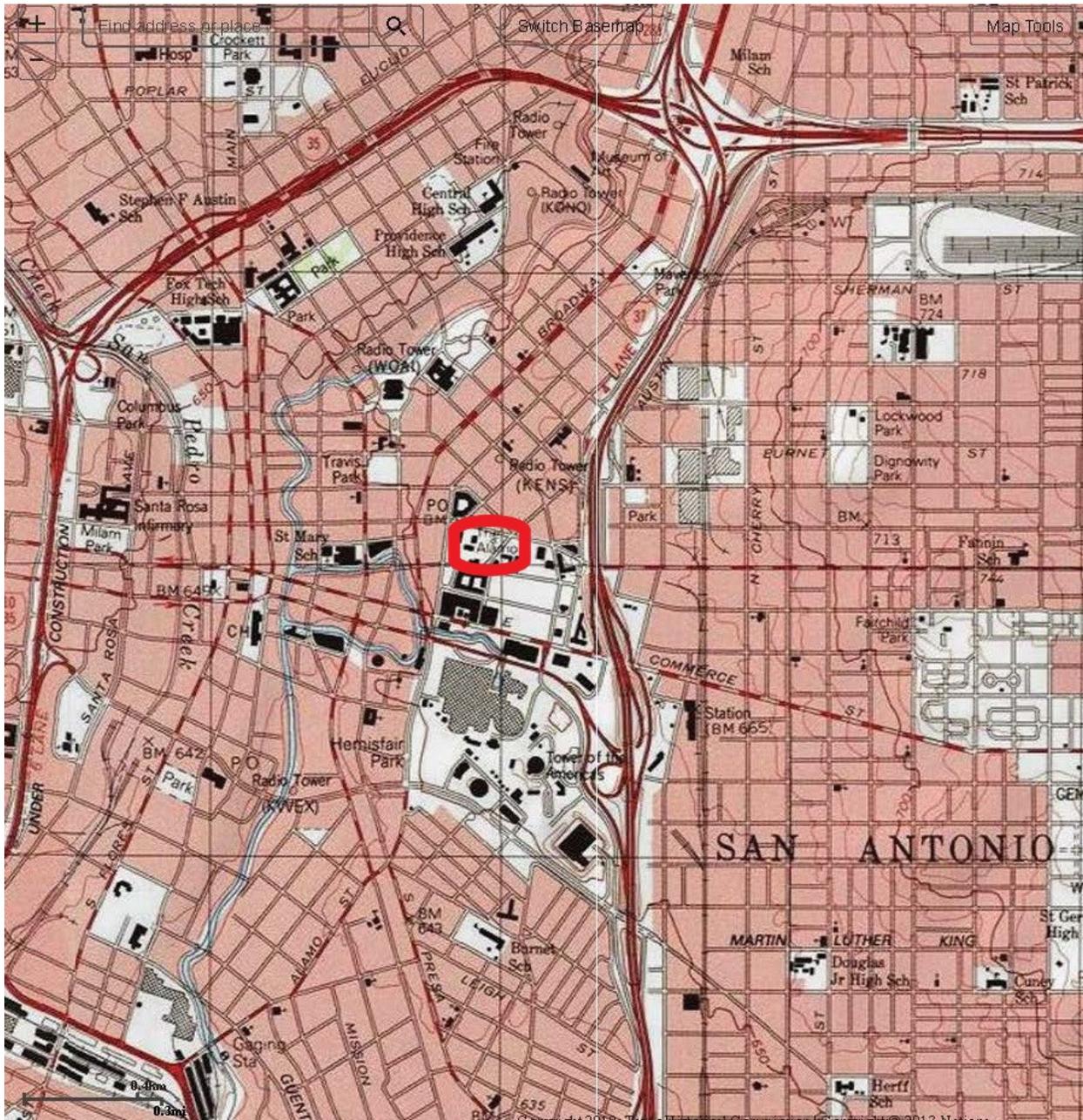


Figure 2. Location of 41BX6 on the San Antonio East 7.5-minute San Antonio east U.S.G.S. quadrangle map.

### **Brief Early History of the Site**

This site of Mission San Antonio de Valero is the third location of the very first Spanish mission established in the upper reaches of the San Antonio River Basin. While its first location may have been in the vicinity of San Pedro Springs, the mission occupied this site for less than 12 months. Sometime in 1719, it was moved across the San Antonio River to the neighborhood that later became known as La Villita. In 1724, following a hurricane that hit the region (Chabot 1930:23), the mission was heavily damaged, and the decision was made to move it yet again, this time only a short distance to the north, where it sits to this day. Mission San Antonio de Valero continued to expand and change shape until the Mission was secularized in 1793.

Due to the stone walls constructed around the mission compound, the location came to be used by Spanish, Mexican, and Texian forces during the military and political struggles of the early 19th century. During the early 1800s, the site became known as the Alamo, in reference to the presence of the Second Flying Company of San Carlos de Parras (Alamo de Parras) at the site. After Texas gained its independence from Mexico, the site experienced additional changes, serving as a supply depot for the US Army, then an active business center with a mercantile store, saloon, jail, and hay weighing station. During the late 1800s to early 1900s, the Convento and Church structures were purchased by the State of Texas with help from the Daughters of the Republic of Texas. Visitors to the site today see only the Church and Long Barrack, remnants of the mission and battleground.

The project area falls outside of the footprint of the mission and fortress complex. Archival records indicate that the area to the east of the mission had an acequia running directly behind the church, with fields likely located to the east. Today, the project area falls within the northeastern portion of the Alamo grounds and consists of approximately 0.9 acres.

The proposed sites of the potholing to locate and identify existing buried utilities appears to be in an area that was likely not developed until the early 20<sup>th</sup> Century. The area was depicted on the 1794 Menchaca Map, but does not indicate any structures, roads, or use (Figure 3).

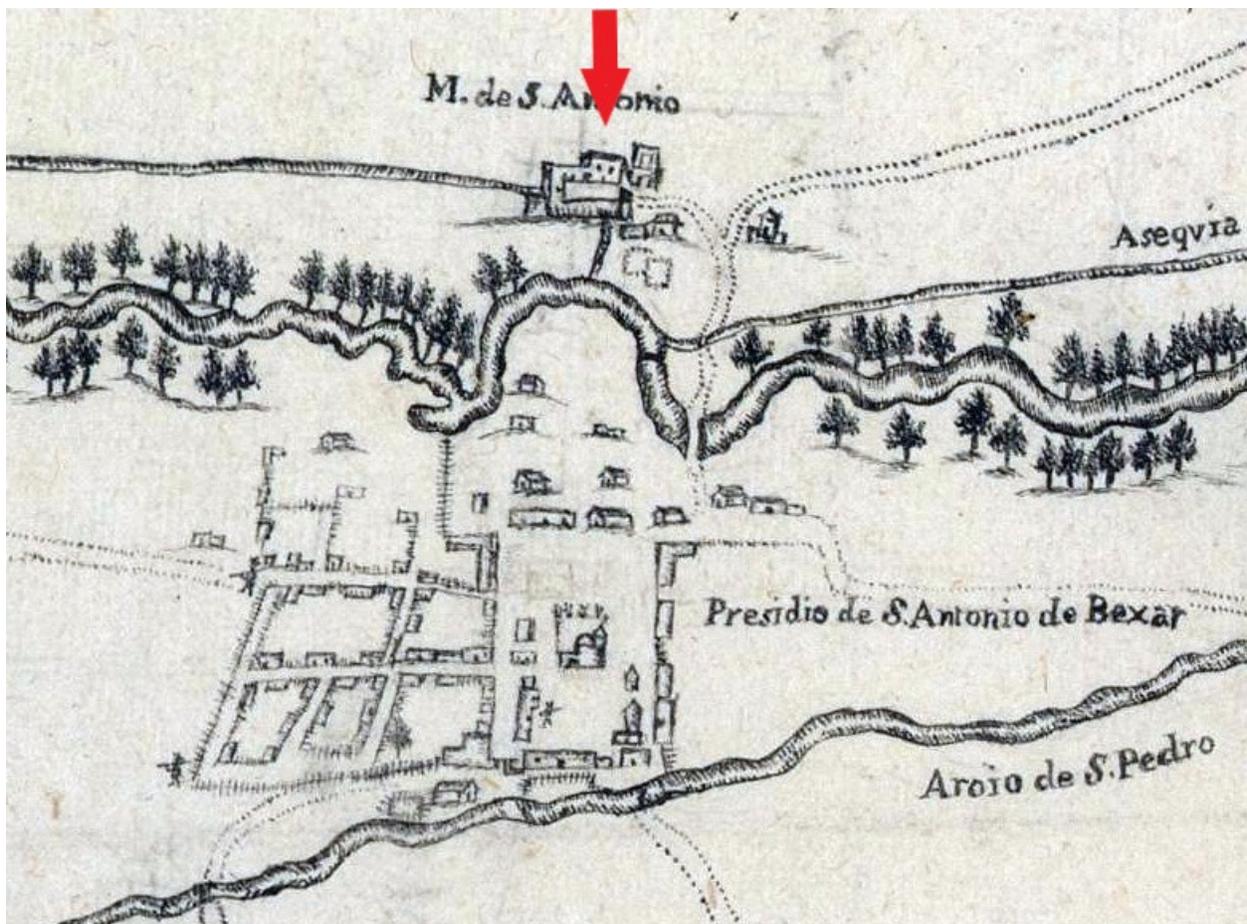


Figure 3. Red arrow shows vicinity of the proposed EHC on the 1764 Menchaca Map

Later depictions of the area indicate it was most likely under or adjacent to a pond at the time of the 1836 battle and for most of the 19<sup>th</sup> Century. Maps such as Green B. Jameson, Berlandier (Figure 4), and LaBastida (Figure 5) show the ponding of the acequia east of the Alamo compound in much detail. It would appear from these maps that there were no permanent structures in the area and would most likely not have been hospitable due to the creation of a swampy environment.

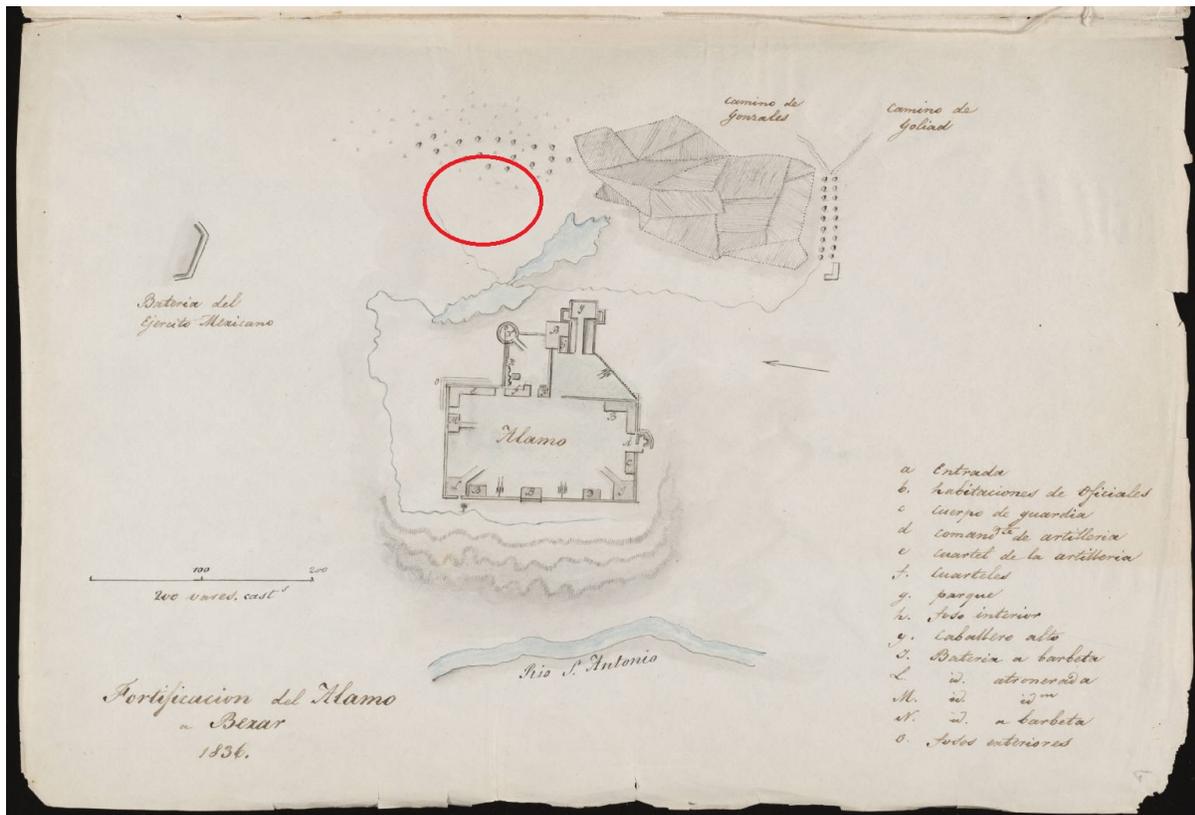


Figure 4. The 1836 Berlandier map depicting the Alamo fortifications. The area of the EHCB appear to have the pond from the acequia, with a grove of trees further to the east. Approximate area of impact in red.

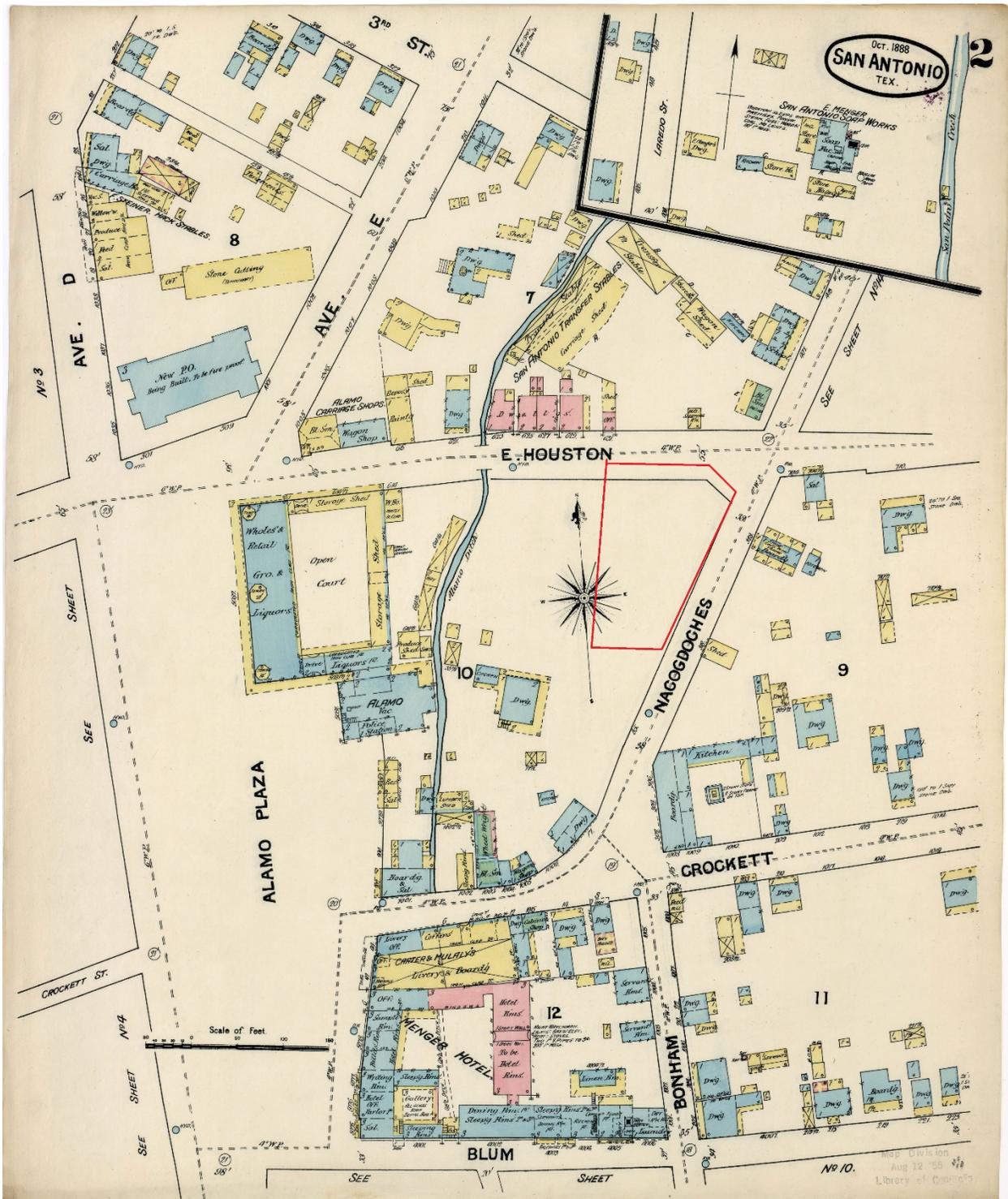


Figure 5. The 1836 LaBastida Map also depicting a pond associated with the acequia in the vicinity of the proposed EHC. Approximate area of impact in red.

Later in the 19<sup>th</sup> Century, the area continued to be depicted without structures. The 1873 Bird's Eye View of San Antonio by Koch shows a grove of trees at the intersection of Nacogdoches (present-day Bonham) and Houston Streets (Figure 6). The early Sanborn Fire Insurance Maps of the area also do not depict structures at the intersection of Houston and Nacogdoches (Bonham) Streets. The 1888 Sanborn Map depicts the area in the vicinity of the proposed EHC as vacant (Figure 7).



Figure 6. A section of Koch's 1873 Bird's Eye View depicting Alamo Plaza and the surrounding area. The location of the proposed EHC is on the far left in image. Approximate area of impact in red.



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Figure 7. The 1888 Sanborn Fire Insurance Map of Alamo Plaza and surrounding vicinity - Approximate area of impact in red.

It was not until the 20<sup>th</sup> Century that the area was developed. It appears that the development occurred between 1904 and 1912. The 1912 Sanborn map shows several businesses along the Houston Street side of the site: a bowling alley, a tailor and a saloon (Figure 8). Ten years later, the same locations featured the Collins-Clem Studebaker dealership, an auto repair shop, auto livery, and an auto top factory (Figure

9). Work began on the Long Barrack in 1913, with a low wall of stacked stone constructed that fronted Houston. This wall appears to have stretched from the northeast corner of the Long Barrack to the first structure to the east (Figure 10). A 1931 aerial photo shows most of the site behind the business locations was a parking lot and the auto top factory building that was at the corner is no longer standing (Figure 11). The perimeter wall appears to be constructed better at this time, but again just between the northeast corner of the Long Barrack to the building in the east.

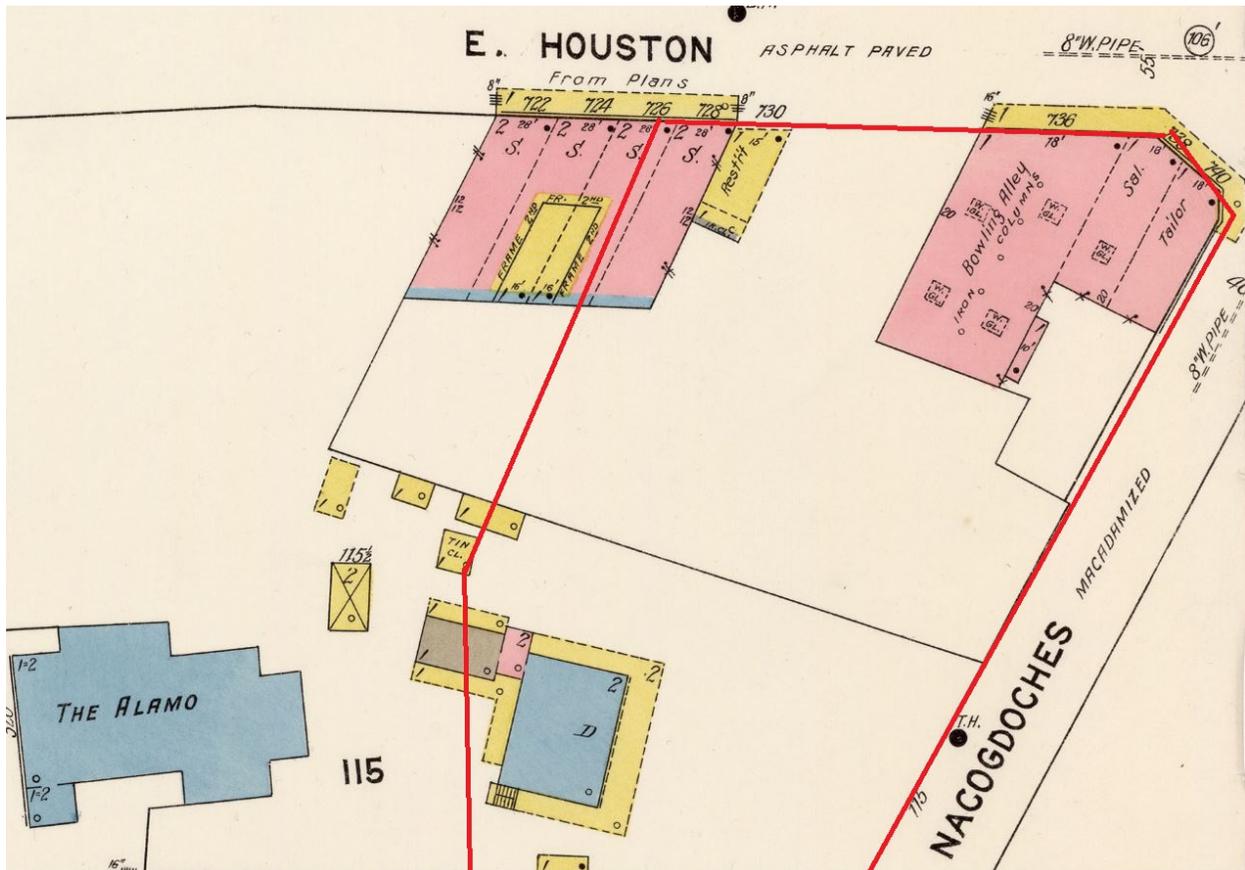


Figure 8. The 1912 Sanborn Map. A bowling alley, tailor and saloon are located at the intersection of Houston and Nacogdoches. Approximate area of impact in red.

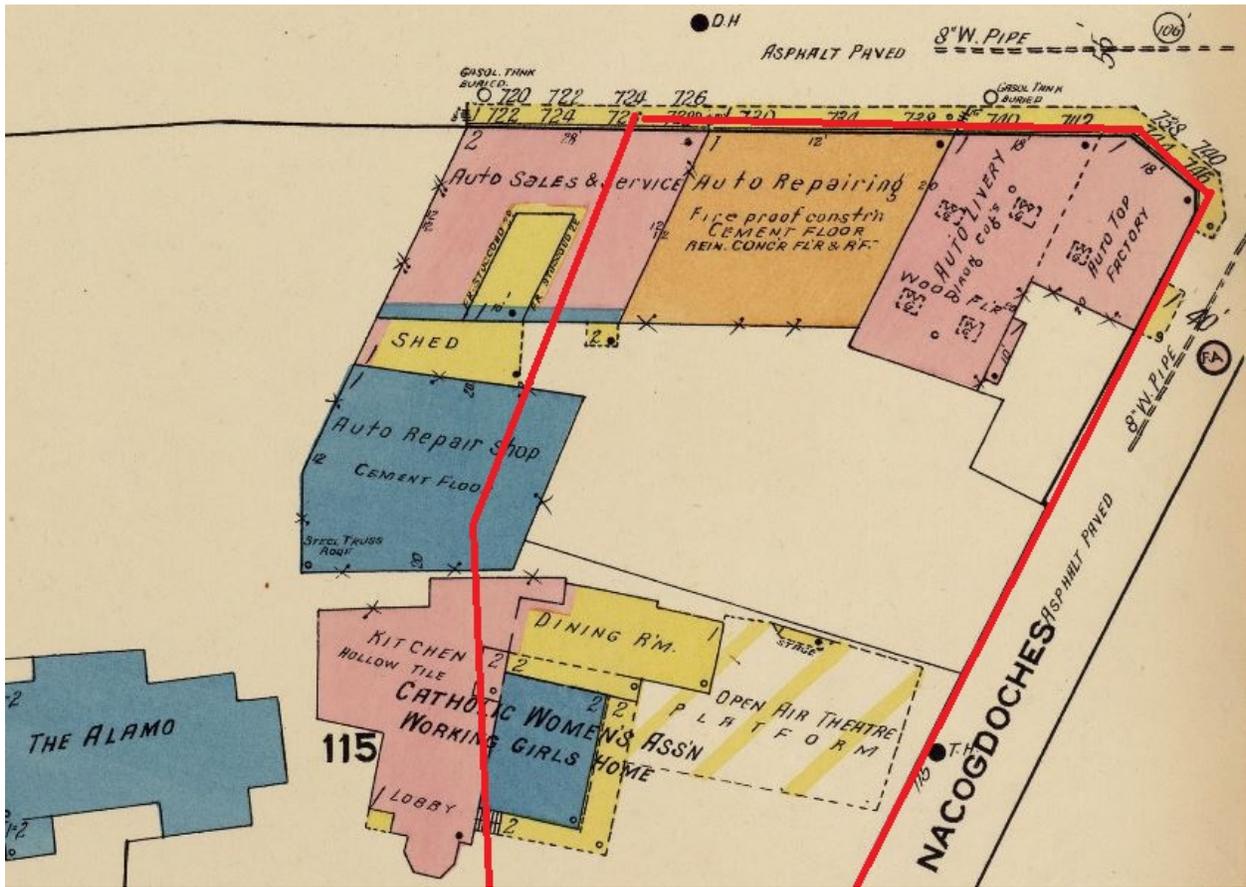


Figure 9. The 1922 Sanborn Map depicting the vicinity of the proposed EHC. Approximate area of impact in red.



Figure 10. Low wall of stacked stone on the east side of Long Barrack in 1915.

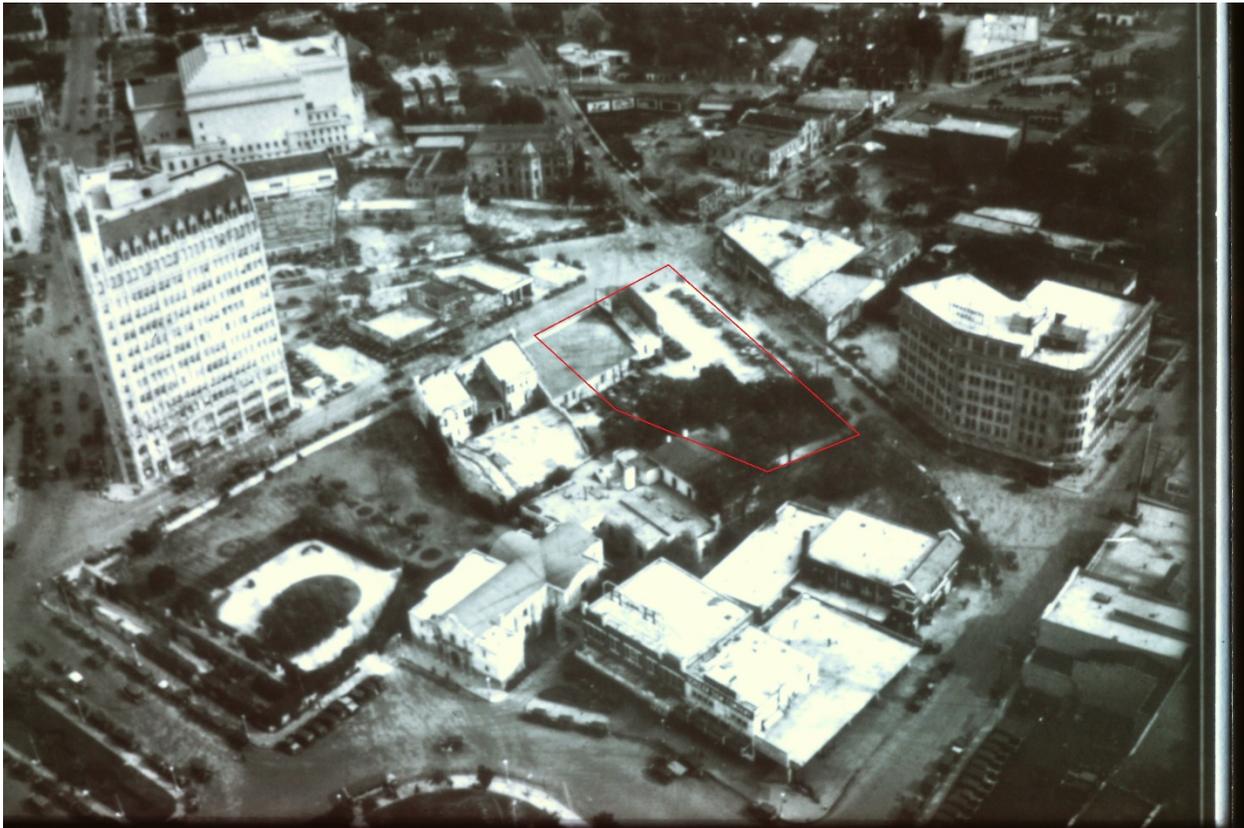


Figure 11. A section of a 1931 aerial of the grounds depicting vicinity of the EHC. Approximate project area in red.

In the 1930s and 1940s, the Alamo garden took shape as the structures came down and the area east of the Alamo was cleared and leveled. A series of sidewalks were installed, and a low wall was erected around the perimeter of the new park. A concrete channel was created to represent the old acequia.

In the 1970s, a few support structures were constructed in the northeastern portion of the Alamo Garden grounds. Figure 12 depicts the location of these structures in 1976, as well as the utilities on the grounds known in 1981. By 1985, a newer support center was constructed (Figure 13) and is still in use today.



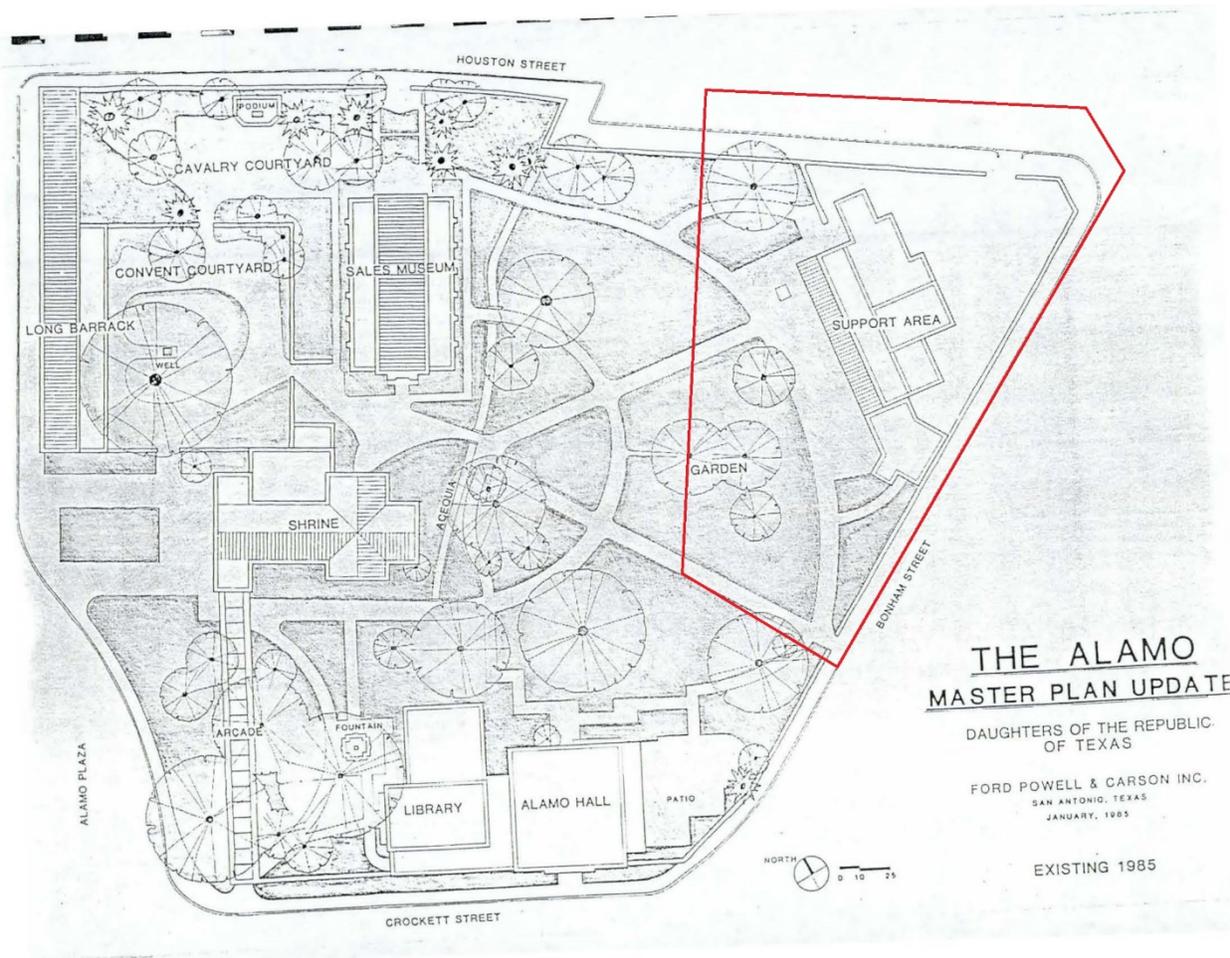


Figure 13. Map of the grounds in 1985. Approximate area of impact in red.

The current work associated with Phase 1 on Bonham Street has shown that below the hardscape (approximately 12 to 18 inches below the surface) there is dark clay loam overlaid on the precultural caliche zone. The dark clay loam was observed during a utility box excavation that extended to approximately 7.5 feet below the surface. The dark clay was noted from below the hardscape and base to approximately 5 feet below the surface before encountering the culturally sterile zone. Pockets of artifacts have been encountered in areas adjacent to non-extant structures. These pockets contained mostly late 19th to early 20th century refuse such as butchered animal bone, glass and metal fragments.

### Previous Archaeological Investigations

Several recent archaeological projects go into great detail concerning the previous archaeological investigations conducted at the Alamo. The 2016 investigations headed by Pape-Dawson include a thorough summary of excavations conducted up until then (Anderson et al. 2018:50-67). No previous archaeological investigations have been conducted within the footprint of the proposed EHCB. Several projects have been conducted in the vicinity. All projects were conducted by either State of Texas or the University of Texas at San Antonio-Center for Archaeological Research or the University of Texas at Austin. Recent investigations conducted by Raba Kistner were conducted in and around the footprints of the Long Barrack and Church, although the report for this investigation has not been produced. Below is a brief look at a few projects that have occurred on the site.

In 1970, Sorrow led a group from the University of Texas at Austin to investigate an area in front of the Alamo Hall Annex (Sorrow 1972). Sorrow's investigation resulted in exposing a portion of the *Acequia Madre de Alamo*, the colonial irrigation ditch that passed behind the mission church. Various artifacts were encountered, but little analysis was done.

In 1977, Jack Eaton led a group of archaeologists to examine an area in front of the southern portion of the Church façade (Eaton 1980). Replacement of flagstone pavers allowed for the archaeologists to document part of the buried portion of the Church. In addition, Eaton documented highly stratified deposits indicating that much of the area in front of the Church was relatively undisturbed. A portion of the trench for the palisade was also encountered.

In 1980, Dave Nickels of UTSA-CAR conducted investigations north of Alamo Hall. During the archaeological investigations, evidence of Mayor Thielepape's house was uncovered. Although the investigations were conducted within the Alamo Gardens, the foundations of the house were designated as Site 41BX507 (Nickels 1999).

In 1991 and again in 1993, Lone Star Archaeological Services conducted archaeological investigations associated with the construction of the basement of the Alamo Sale Museum. The artifacts from the investigation were analyzed in 2003 and a report of the investigation produced (Tomka et al. 2008).

In 1995, Barbara Meissner led a group of archaeological investigations along the south transept of the Church in preparation for the insertion of a monel plate to help reduce the amount of rising damp (Meissner 1996).

In 2018, Zapata of UTSA-CAR conducted investigations within the arcade for the placement of six conserved cannons (Zapata 2018). This was the first recorded investigation to occur within the arcade since construction in the 1920s. An in-depth archival review of the use of the area was conducted prior to the monitoring of the six hand-excavated holes. UTSA-CAR monitored the excavation of the holes over the course of several months, as each hole was excavated when the cannon was ready to be set. None of the soil was screened, although UTSA-CAR observed the matrix for cultural materials. No significant features or artifacts were encountered during the course of the project.

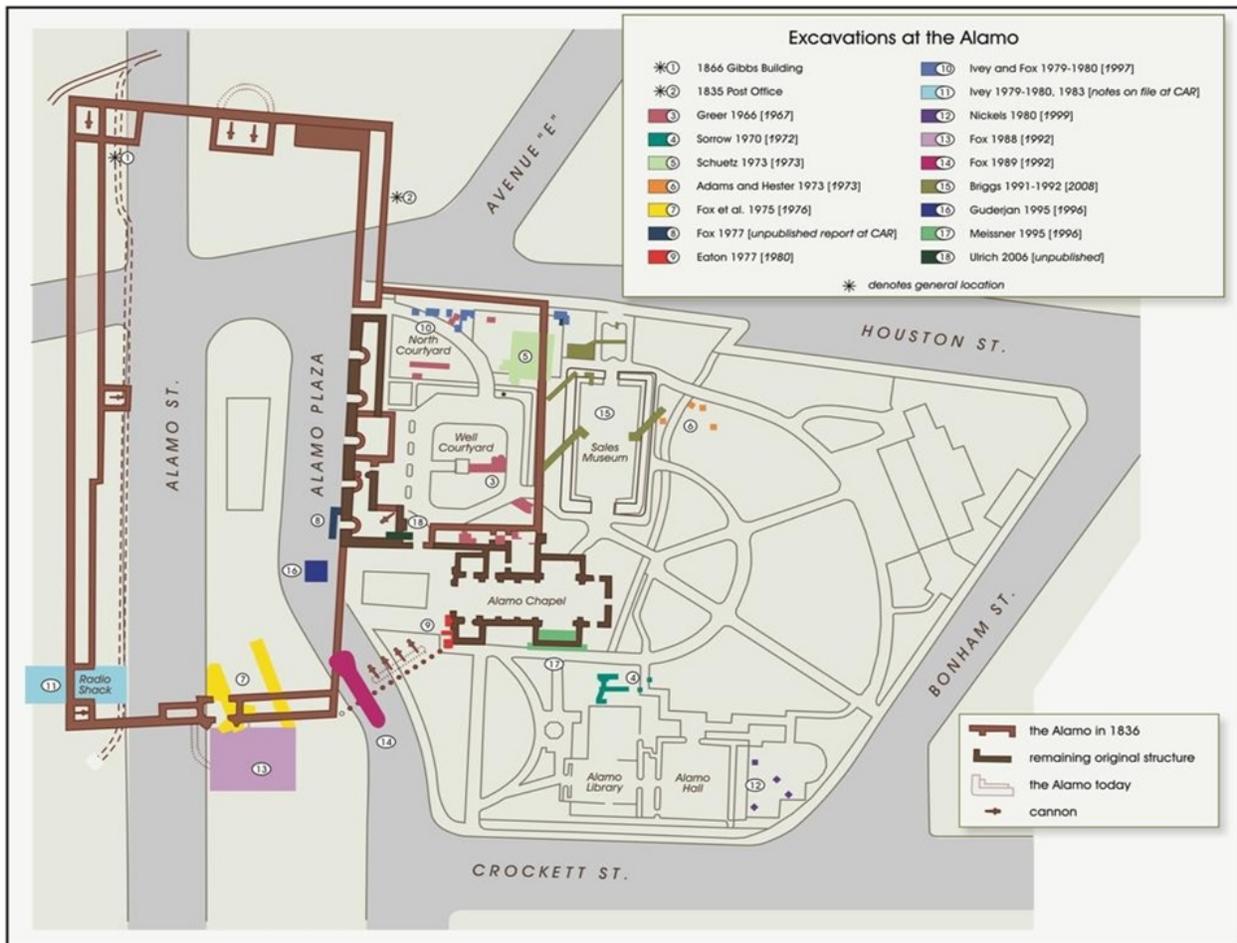


Figure 14. Brief overview of some of the archaeological projects conducted on Alamo grounds.

## Scope of Work

The purpose of the investigations is to identify any surface-exposed or buried cultural deposits within the limits of the PROJECT AREA and, if possible, assess their significance in regard to the site's designation on the National Register of Historic Places (NRHP) and State Antiquities Landmarks (SALs). All work will be conducted in accordance with the Archeological Survey Standards of Texas as set forth by the Council of Texas Archeologists (CTA) and the THC.

All proposed archaeological investigations associated with this permit application will be confined to State-owned property. All work will comply with Council of Texas Archaeologists standards for the overall project, unless documented field conditions warrant otherwise.

## Archaeological Backhoe Trenching

Recent work associated with the Safety Perimeter Project and Phase 1 have noted that the streets and sidewalk along Houston, Crockett, and Bonham appear to contain between 12 to 24 inches of concrete and base. Under the base, the soils have varied from disturbed clay loam to introduced fill. Pockets of intact soils have also been noted, consisting of a dark clay loam overlaying the culturally sterile zone approximately 5 feet below the surface. The brief background of the proposed PROJECT AREA indicates

that there is no recorded construction associated with the mission period as well as no known use of the area during the fortress period. Improvements to the property occurred later, during the early 20<sup>th</sup> century. It is possible that the early 20<sup>th</sup> century construction paired with the 1980's construction of the support buildings and connecting utilities may have had much subsurface impact in the area slated for the new EHCB. There is the potential for pockets of intact soils, therefore the ATI recommends preliminary archaeological backhoe trenching in the area to be impacted by the construction efforts (Figure 15; see attached file for enlarged image).

The construction of the support buildings that are slated to be demolished for the construction of the EHCB likely impacted soils at a depth greater than what could be examined during shovel testing. ATI is proposing to conduct up to four (4) preliminary exploratory backhoe trenches in the footprint of the EHCB footprint to determine the probability of encountering intact, significant archaeological deposits. The backhoe trenches will be excavated after the demolition of the currently standing structures.

These trenches will be excavated mechanically using a smooth bladed bucket. Each trench will be approximately 80-100 cm in width, a minimum of 4 meters in length, and up to 6 feet below the current surface. Entry into the excavated trench will follow OSHA safety guidelines, meaning that if trenches exceed the safe-zone of entry, they will be benched. The backhoe trenching will follow guidelines set forth by the Council of Texas Archaeologists.

The profiles of the backhoe trenches will be hand scraped and inspected to determine the soil stratigraphy and if features are present. The ATI archaeologist will record the location of each trench via a handheld GPS and on a Backhoe Trench form, which will include dimensions, orientation, and cultural materials encountered. Location will also be recorded on a current aerial of the project area. A basic profile description will be recorded of each trench wall in addition to color photography of a well-cleaned profile column at least 1 m wide. At least one wall of each trench will be profiled, recording Munsell colors, texture, and inclusions. The backdirt will be inspected for cultural material. Should a feature be encountered, the ATI archaeologist will halt mechanical excavation in that trench and record the location and document the contents. If intact archaeological features are encountered, ATI will notify the GLO and THC.

## **Archaeological Monitoring**

An ATI archaeologist will be present for the ground disturbing activities associated with the construction of the building and installation of utilities on State-owned property. The ATI archaeologist will monitor the excavations to observe if intact significant cultural artifacts or remains are present. The footprint of the EHCB is located in the northeastern quadrant of the Alamo grounds (Figure 15). Initial demolition of the currently standing structures will occur prior to excavations associated with the construction of the new building. The demolition activities will not be monitored by an archaeologist unless there is to be subsurface impacts.

The construction of the EHCB will include the excavation of the footprint of the building with a 3-to-5-foot buffer to depths of 5 to 6 feet below the current surface (Figure 15). These excavations will be conducted with a large excavator and/or backhoe outfitted with a smooth bucket. All spoils from the excavation will be removed from the site.

In addition to the excavation of the footprint, structural piers will be drilled to depths approximately 50-60 feet below the current surface. The piers will not be drilled until after the excavation of the slab footprint and all piers are located within this area. The pier drilling will be monitored to a depth of 12 feet below the current (pre-foundation excavation) surface by the ATI archaeologist. As the piers will be drilled in 2-to-3-foot segments, the spoils from each segment will be examined. Should the archaeologist note soils that predate cultural occupation, such as Navarro Clay, prior to the 12-foot depth, the ATI archaeologist will cease monitoring the drilling of that pier location at that time and move to the next location. This information will be recorded in the field notes.

Utility installation excavations associated with the EHCB (Figure 15) will also be monitored by the ATI archaeologist. Depths of excavation will be dependent on the type of utility planned to be installed. A utility vault located in the current parking area will extend to a depth of 12 feet below the current surface. With the exception of the pier drilling, this should be the maximum depth for utility related excavations.

During the excavations, the ATI archaeologist will inspect the area excavated as well as the backdirt for unique cultural items. The process will be photo-documented throughout the project. For each location, the ATI archaeologist will prepare monitoring notes that records location, depth of impact, and cultural materials observed. The location of utility trenches will be recorded on a current aerial and site map, although it is likely that the exact locations will be depicted on a utility map to be generated prior to the commencement of construction. This map, once generated, will be part of the project file.

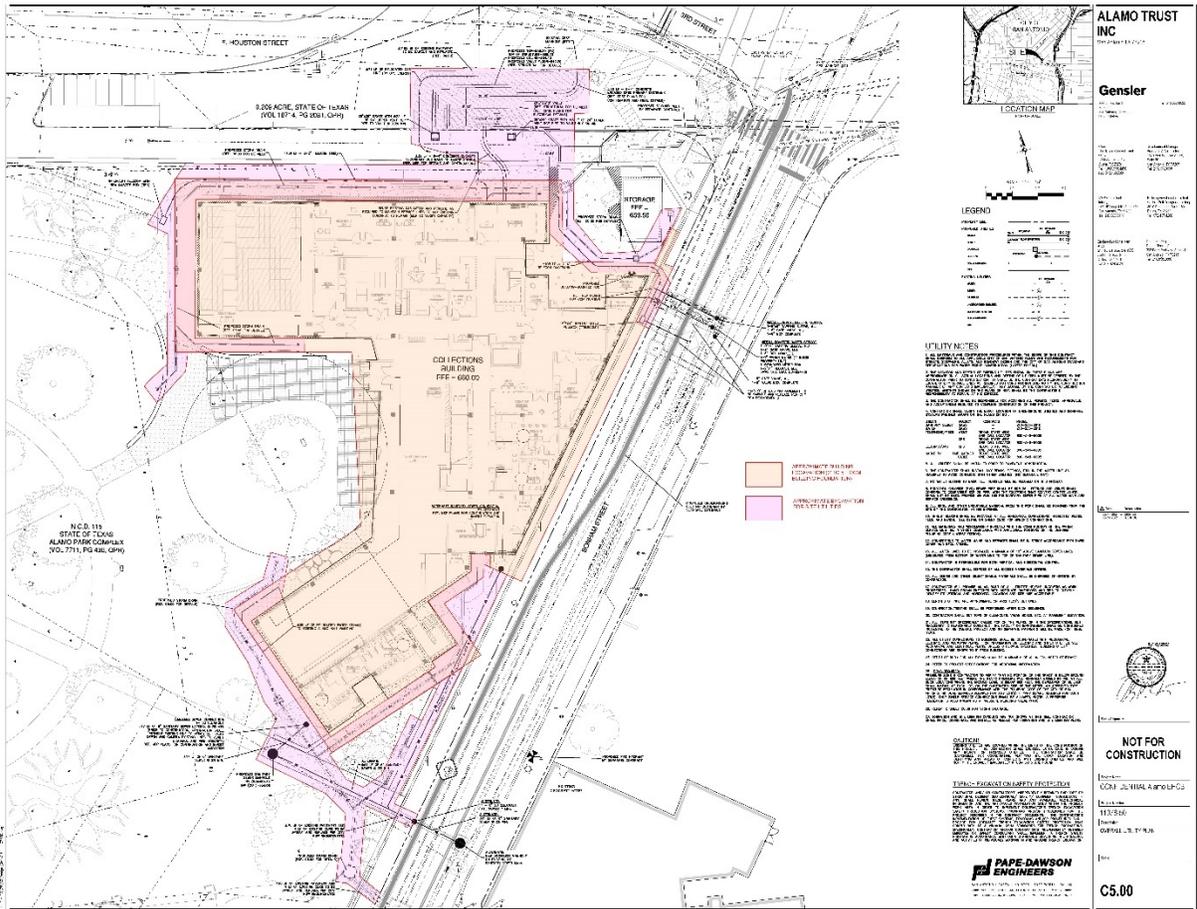


Figure 15. EHCB footprint with buffer (orange). Pier locations are grey circles within the footprint. Utility associated excavation are presented in pink. Some overlap the footprint and buffer zone of the EHCB.

Work conducted on State-owned property will comply with the protocols set forth in the Alamo Complex Human Remains Treatment Plan, including having a Tribal Monitor present on site during archaeological investigations.

### Archaeological Features

Should intact features or deposits be encountered, the excavations in that area will stop to allow time for the archaeologist to record the location and document the contents prior to removal. A Feature Form will be used to record each feature encountered. If intact archaeological features are encountered, ATI will notify the GLO and THC. The ATI Archaeologist will consult with the THC Archaeology Division if and when significant deposits or features are encountered, and not resume excavations in that area until GLO and THC concur with the proposed course of action.

Should it be determined after consultation with the THC that the feature requires testing, the ATI archaeologists may expose the feature through the excavation of units in 10 cm levels. Unless field conditions warrant a different strategy, a typical excavation unit will be 1 meter by 1 meter in dimension. The maximum excavation unit depth will be determined by the depth of the feature, but it is

anticipated that units will likely not exceed 1.5 meters below the surface. The matrix encountered associated with a feature will be screened through a ¼-inch wire mesh screen with all cultural material collected during the screening process. The completion of each level will be photo-documented and information concerning the level excavation will be recorded on a Unit Level Form. The form will require the archaeologist to document soil color, texture, inclusions, potential features, and cultural material collected. Collected artifacts will be bagged and tagged with appropriate provenience information. At the completion of the unit excavation, the unit walls will be photo-documented. At least one unit wall will be profiled, although additional wall profiles will be completed if the unit has unique characteristics exhibited in separate walls (i.e. features characteristics, different stratigraphy, intrusions, etc.). The Principal Investigator will make the determination of which walls need to be profiled.

Should architectural features be encountered that require the excavation of units to fully understand the features' characteristics, unit excavations will follow the same process as described above. The feature will be recorded on a Feature Form which will contain dimensions, materials, and depth. When it is determined that an architectural feature can be removed, the process will be monitored by the ATI archaeologist and photo-documented.

At the completion of the excavation, the units will not be backfilled unless there is a determination that a feature can be avoided and left in place. Protection of features left in situ will be determined based on their individual needs.

To facilitate construction of the new building approximately 100 linear feet of the existing stone wall on the east side of the Alamo complex along Bonham Street will be surgically removed, securely stored, and properly reconstructed back in its original configuration and location. The existing ca. 1930s foundations will be removed during the course of the project. The foundation that will be removed will be recorded and photo-documented prior to removal. No unit excavations will be conducted as part of the removal of this feature.

Should human remains be encountered at any point, the Alamo Complex Human Remains Treatment Plan will be followed, and the Alamo Mission Archeological Advisory Committee (AMAAC) be consulted.

## **Artifact Collection Policy**

ATI will adopt a full collection strategy for artifacts - with the exception of modern materials. In consultation with the THC, subsequent to proper analyses and/or quantification, ATI will develop a detailed plan with a disposal protocol that meets the requirements of the Texas Administrative Code, Chapter 26, Title 13, Part 2, Chapter 26, Subchapter C, Rule 26.17(f). Redundant materials and artifacts possessing little scientific value will be recommended to be discarded pursuant to Chapter 26.27(g)(2) of the ACT. Artifact classes to be discarded specific to this project may include, but are not limited to, burned rock, snail shell, unidentifiable metal, glass fragments, soil samples, and materials later identified as recent (post-1950). Prior to disposal, the Principal Investigator will confirm with the THC the items that are proposed to be discarded.

## **Laboratory Methods**

Artifacts will be processed in the archaeology laboratory on the Alamo grounds, where they will be washed, air dried, and stored in archival-quality, 4-mil zip-lock bags. Acid-free labels will be placed in all artifact bags. Each label will display provenience information and a corresponding lot number written in pencil. Additionally, the materials will be processed in accordance with current Council of Texas Archaeologists guidelines. As previously stated, any human remains or bone fragments encountered will be handled in accordance with the Human Remains Treatment Plan.

## **Reporting Requirements**

Following the completion of the field investigations, the ATI archaeologist will produce a technical report for review by the THC in accordance with its Rules of Practice and Procedure, Chapter 26, Section 27, and the CTA Guidelines for Cultural Resources Management Reports. The report will provide a discussion of the field methods and survey results of the field investigation. It will also include a list of sites identified, recommendations of each site's eligibility for the NRHP or for formal designation as State Antiquities Landmarks (SALs), and the appropriate criteria under which the sites were evaluated. Site forms will be submitted to the Texas Archaeological Research Laboratory and trinomials will be obtained. The report will also include recommendations for further work or no further work with appropriate justifications based on the requirements of 13 TAC 26.5(35), 13 TAC 26.20(1), and 13 TAC 26.20(2) and CTA Guidelines.

A draft of the technical report will be submitted to the GLO for review and comments. Subsequently, the report will be revised to address GLO comments and then submitted to THC for their review and approval. Once the report has been reviewed by the respective agencies, ATI will make revisions and submit a completed Abstract form, a hard copy of the final report, and a tagged PDF copy of the final report burned on a CD to the GLO and THC for their records. Non-restricted copies of the final report will also be submitted to various repositories as mandated by the Texas Antiquities Committee (TAC).

## **Curation**

All diagnostic artifacts collected during the investigations will be submitted for final curation to the CAR-UTSA. Furthermore, all project-related documentation produced during the investigations will be prepared for curation in accordance with federal regulation 36 CFR Part 79, and THC requirements for State Held-in-Trust collections. Field notes, field forms, photographs, and field drawings will be placed into labeled archival folders and converted into electronic files. Digital photographs will be printed on acid-free paper, labeled with archivally appropriate materials, and will be placed in archival-quality plastic sleeves when needed. All field forms will be completed with pencil. Ink-jet produced maps and illustrations will be placed in archival quality plastic page protectors to prevent against accidental smearing due to moisture. A copy of the report and all digital materials will be saved onto a CD and stored with field notes and documents. Artifacts and associated project records will be permanently curated at the University of Texas at San Antonio-Center for Archaeological Research.

Temporary Curatorial or Laboratory Facility: Alamo Trust Inc., 321 Alamo Plaza, Suite 200, San Antonio, TX 7805

Permanent Curatorial Facility: UTSA-CAR, One UTSA Blvd., San Antonio, Texas 78249.

## Additional Considerations

Should human remains be encountered during any portion of this project, the ATI archaeologist will immediately stop work in that area and will notify the appropriate parties, in accordance with the Human Remains Treatment Plan. The ATI archaeologist will follow all State legal procedures including the current statutes of the Texas Health and Safety Code in dealing with the remains, as well as the Human Remains Treatment Plan developed in conjunction with the Alamo Mission Archaeology Advisory Committee.

## References

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1999 An Archaeological Assessment of the Drainage Improvement Area on the Northeast Side of Alamo Hall, and Home of Former Mayor Wilhelm Thielepape (41BX507), San Antonio, Texas. Archaeological Survey Report, No. 244. Center for Archaeological Research, The University of Texas at San Antonio.
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ITEM # 6

# TEXAS HISTORICAL COMMISSION

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## Item 6A

Texas Historical Commission  
Antiquities Advisory Board Meeting  
July 26, 2021

### **Discussion and possible action regarding the Historic Buildings and Structures Antiquities Permit #1109 for construction of an exhibition hall and collections building in the northeast corner of the Alamo grounds, Alamo Plaza, San Antonio, Bexar County**

#### **Background**

Mission San Antonio de Valero was established at the current location in 1724 as a Spanish religious outpost in a chain of four similar missions along the San Antonio River. The Long Barrack was originally constructed to serve as living quarters and offices of the Spanish missionaries. Construction began on the mission church in 1740 but was never completed. In 1803, the site became a Spanish frontier fortress and military garrison.

At the outset of Texas' revolution from Mexico in November 1835, the Texan Army for Independence occupied and fortified the Alamo compound in anticipation of a siege by the Mexican Army. During the Alamo battle on March 6, 1836, many garrison members withdrew into the church and convent where they made a last stand against Mexican forces. Following Texas independence, the buildings were abandoned until statehood. From 1849 to 1877, the U.S. Army occupied Alamo Plaza as a supply hub, whereupon the church gained a new second floor and roof (with the iconic parapet) to store supplies, while the Long Barrack housed offices, workshops, and living quarters. The church interior was devastated by fire in 1861 but continued to serve as a storehouse until purchased by the state in 1883 as beautification of Alamo Plaza began. The Long Barrack was incorporated into later structures, partially demolished, and reconstructed in the early twentieth century. These two buildings are the only remaining mission structures on the site.

The Alamo buildings and grounds are protected as a Recorded Texas Historic Landmark (1962) and as a State Antiquities Landmark (1983). The site is also listed on the National Register of Historic Places as a National Historic Landmark (1966). In 2015, the Alamo and the four missions comprising the San Antonio Missions National Historical Park were designated a UNESCO World Heritage Site.

#### **Scope of Work**

As part of strategic planning for the Alamo complex, a new facility for the conservation and storage of artifacts was needed in order to support future construction of a visitor center and museum on adjacent property.

The new design consists of approximately 24,000 square feet on two levels to house collections storage areas, a conservation lab, staff offices, guest research areas, workshops, and a delivery dock. In addition, the building will provide public restrooms and temporary exhibit areas. The project involves demolishing the existing Support Area including the 1985 building designed Ford, Powell, Carson which currently provides public restrooms and offices for staff and security.

Construction will be compatible with the existing historic buildings through the use of locally sourced limestone cladding on concrete frame, plaster exterior walls, minimal window openings, cast stone

## TEXAS HISTORICAL COMMISSION

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masonry at openings and wall parapet, wood pergolas at the main entry, and metal composite wall panels to screen rooftop mechanical equipment.

A ground-mounted vibration monitoring system will be installed in order to measure and record vibration both before and during construction, with sensors located near the northeast corner of the Alamo church and the northeast corner of the Gift Shop.

Existing trees will be protected during construction, including a heritage red oak, while those that must be removed will be relocated where feasible or preserved for future use on-site.

To facilitate construction of the new building, approximately 250 linear feet of the existing stone wall along Bonham Street will be carefully removed, securely stored, and reconstructed to the original configuration. Approximately half of the wall may consist of the original construction, according to Curtis Hunt, the stonemason hired for the work who has a long association with the site. New foundations for the reconstructed stone wall will be integrated with the foundations for the new building.

### **Staff Recommendation**

Since these improvements are located on the Alamo site, a permit is required. Under the Texas Administrative Code Title 13, Part 2, Chapter 26, Subchapter D, Rule 26.20(2), "The commission must be notified of any anticipated...work to a landmark or *the site associated with a landmark.*"

Staff has reviewed the permit application from the Texas General Land Office (owner) and Gensler (project professional) and found documentation sufficiently complete for approval of a permit by the Commission.

The commission may authorize the permit as written, apply special conditions to the permit, request additional information for review, request a revised scope of work, or deny the permit.

### **Suggested Motion**

Move to send forward to the Commission and recommend approval to authorize the Executive Director to issue Historic Buildings and Structures Antiquities permit #1109 for construction of an exhibition hall and collections building in the northeast corner of the Alamo grounds, Alamo Plaza, Bexar County, as described in the submitted scope of work.

**TEXAS HISTORICAL COMMISSION**

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## ANTIQUITIES PERMIT APPLICATION

### Historic Buildings and Structures

#### GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

<b>1. Property Name and Location</b>			
NAME OF STATE ANTIQUITIES LANDMARK The Alamo			
ADDRESS 300 Alamo Plaza	CITY San Antonio	COUNTY Bexar	ZIP CODE 78205

<b>2. Project Name</b>
NAME OR BRIEF DESCRIPTION OF PROJECT WORK Alamo Exhibition Hall and Collections Building

<b>3. Applicant (Owner or Controlling Agency)</b>			
OWNER/AGENCY Texas General Land Office	REPRESENTATIVE Mark Havens	TITLE Chief Clerk	
ADDRESS 1700 N. Congress Ave.	CITY Austin	STATE Tx	ZIP CODE 78701
PHONE 512-463-5001	EMAIL mark.havens@glo.tx.gov		

<b>4. Architect or Other Project Professional</b>			
NAME/FIRM Gensler	REPRESENTATIVE Jim Shelton	TITLE Project Architect	
ADDRESS 229 E. Houston St., #200	CITY San Antonio	STATE Tx	ZIP CODE 78205
PHONE 201-222-8059	EMAIL jim_shelton@gensler.com		

<b>5. Construction Period</b>	
PROJECT START DATE August 2021	PROJECT END DATE August 2022

#### PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Preservation   | <input type="checkbox"/> Reconstruction              | <input type="checkbox"/> Relocation                  |
| <input type="checkbox"/> Rehabilitation | <input type="checkbox"/> Architectural Investigation | <input type="checkbox"/> Demolition                  |
| <input type="checkbox"/> Restoration    | <input type="checkbox"/> Hazard Abatement            | <input checked="" type="checkbox"/> New Construction |

#### ATTACHMENTS

For all projects, please attach the following:

- Written description of the proposed project;
- Project documents (plans, specifications, etc.); and
- Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- |  |   |
|--|---|
| <input type="checkbox"/> Historic Structure Report | <input checked="" type="checkbox"/> Architectural Documentation |
| <input type="checkbox"/> Historical Documentation  | <input type="checkbox"/> Archeological Documentation            |

PROPERTY NAME: The Alamo

COUNTY: Bexar

**CERTIFICATIONS**

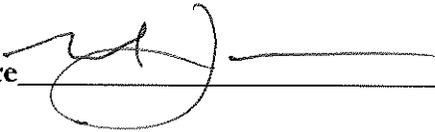
The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at [www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits](http://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits). Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

**Applicant's Certification**

I, Mark Havens, as legal representative of the Applicant,

Texas General Land Office, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature



Date

6/24/2021

**Project Professional's Certification**

I, James Shelton, as legal representative of the Firm,

M Arthur Gensler and Associates, do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature



Date

6/24/2021

**SUBMISSION**

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to [hspermit@thc.texas.gov](mailto:hspermit@thc.texas.gov). Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission  
Division of Architecture  
P.O. Box 12276  
Austin, TX 78711-2276  
512.463.6094  
fax 512.463.6095  
[architecture@thc.texas.gov](mailto:architecture@thc.texas.gov)



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Mark Wolfe  
Texas Historical Commission  
PO Box 12276  
Austin, TX 78711

Mr. Wolfe,

Following is a narrative intended to accompany the Alamo Exhibition Hall and Collections Building (EHCB) Antiquities Permit Application – Historic Buildings and Structures. Applied for separately, but associated with this project, are Texas Historical Commission (THC) permits related to archaeology for confirming underground utilities (pot holing) as well as for the site and foundation work required to build the new building.

The EHCB project is intended to directly address two important strategic and programmatic needs of the Alamo. The new facility will provide within the Alamo complex for the first time:

1. State-of-the-art collections facilities to ensure the safe keeping and conservation of artifacts.
2. Space for traveling and temporary museum exhibits to enhance educational initiatives for visitors of all ages.

As you will recall, this project was presented to the full THC in your April 2021 meeting. The presentation made at that time is included here as Appendix A for reference. Please note, the highest point of the new building is below the view shed of the Alamo church. Standing in front of the church the new building is not visible.

Design Development drawings for the EHCB project are included here as Appendix B for reference and confirmation that only one change has been made since the April presentation. That change is depicted on the Design Development drawings as an add alternate to include a modest rooftop terrace on the south wing of the building. This will be priced separately and added only if affordable and approved by THC.

To expedite construction such that the building can be completed as quickly as possible, this permit application consists of the following:

- 100% Design Development drawings and Specifications for the overall project (Appendix B).
- 100% Construction Documents and Specifications for scopes of work including Demolition, Site Utilities, and Foundations (Appendix C).

Upon THC approval, construction will begin only on the scopes of work outlined in the 100% Construction Documents and Specifications submitted here (Appendix C). Phasing the drawing packages in this way will allow construction to begin more quickly while the design team completes work on the remaining construction documents. As the remaining construction documents are completed they will be shared with the THC to confirm adherence to the 100% Design Development documents submitted here (Appendix B). All remaining construction documents are anticipated to be complete before the end of October 2021.



**Property Name and Location:**

The Alamo, 300 Alamo Plaza, San Antonio, TX 78205

**Project Name:**

Alamo Exhibition Hall and Collections Building

**Scope of Work:**

The project is best described by breaking the scope of the work into the following areas:

General Description

The building consists of approximately 24,000 square feet on two levels. The first-floor program accommodates the collections storage areas, a conservation lab, archaeology and conservation staff, guest research areas, and necessary support services including both clean and dirty work shops and a delivery dock. Also on the first-floor are visitor accommodations including restrooms and portions of the temporary exhibition area. The much smaller second floor consists of temporary exhibition areas.

The building structure will be reinforced concrete floor slabs and columns supported by reinforced concrete drilled piers extending down approximately 60 feet from the existing grade. This was the recommended structural design as prescribed by the project structural engineer in consultation with the geotechnical engineer.

The primary exterior materials of the building have not changed since the presentation last April to the THC and consist of the following:

- Locally sourced limestone compatible with other buildings on site (first floor).
- Portland cement plaster exterior walls (second floor).
- Minimal window openings strategically placed due to the sensitive functions within the building.
- Aluminum window systems and frames with high efficiency UV protective glazing.
- Cast stone accents referencing traditional load bearing masonry at openings and wall parapet.
- Shade providing trellis supported by wood columns and beams at main entry.
- Metal composite wall panels (to screen rooftop mechanical equipment).

The primary interior materials of the building have not changed since the presentation last April to the THC and consist of the following:

- Painted drywall.
- Locally sourced limestone at accent walls.
- Polished concrete flooring.
- Wood paneling and accents.

Vibration Monitoring

A ground mounted seismic/vibration sensor system will be installed and will adhere to the following criteria:

- Measure and record ambient vibration for several days prior to construction starting to establish a baseline reading of existing conditions.
- The acceptable upper limit of vibration established by the Owner is 0.25 in/sec PPV (Peak Particle Velocity).



- Monitor vibration during all demolition and construction activities and cease mechanical operations if measurements exceed the upper limit.
- Any demolition or compaction immediately adjacent to historic structures will be done by hand methods instead of mechanical means.

Two ground mounted sensor will be utilized, one located near the northeast corner of the Alamo church and the second near the northeast corner of the Gift Shop.

#### Tree Protection and Repurposing

The landscape plans included as a part of Appendix B indicate the limited number of existing trees that are impacted by the new building construction. The drawings also provide criteria for protecting trees during construction scheduled to remain. Trees that need to be removed will be repurposed to the extent possible for future use on site. Please note, the new building was positioned and designed to accommodate a large, existing Red Oak tree that will help camouflage the building from the garden as well as provide beneficial shading for visitors at the building entrance.

#### Stone Wall Removal and Reconstruction

To facilitate construction of the new building approximately 100 linear feet of the existing stone wall on the east side of the Alamo complex along Bonham Street will be surgically removed, securely stored, and properly reconstructed back in its original configuration and location. The following steps will be taken to ensure the existing wall is not damaged and that its appearance in the future remains as close to its current state as possible:

- Digitally scan the exterior surface of the existing wall.
- Photograph and document each stone.
- Produce shop drawings locating each numbered stone relative to established grid lines.
- Surgically remove stones, clean debris, and store on pallets in groupings for reconstruction.
- Take samples of existing grout for matching during reconstruction.
- Remove the existing underground foundation below the wall.

New foundations for the reconstructed stone wall will be integrated with the foundations for the new building. One of the last construction activities undertaken will be to reconstruct the existing stone wall back into its original location. This will be done utilizing the digital modeling, photographs, and reference grid lines before the wall was removed to ensure every stone is replaced as close to its original configuration and location as possible.

#### Demolition

In reverence to the historic structures on site, the new building is positioned at the far northeast corner of the Alamo complex. Existing buildings located there that have proven to be difficult to maintain and are of subpar quality must be demolished. As mentioned above, this activity will be subject to vibration monitoring. Mechanical means will be used when allowed with special considerations made if necessary. The existing buildings are predominantly light frame construction, and their present condition is such that their removal should cause minimal disturbance to the surrounding environment.

#### Construction

Construction of the new building is anticipated to last approximately 12 months. Material staging and laydown areas will be established north and east of the existing stone wall. Construction crane access



will not be allowed in the garden areas and instead will be confined to adjacent streets to the north and east of the new building location. Emergency access will be coordinated as required and maintained throughout the construction duration. Security of the site will be maintained throughout the construction duration.

Communication requirements established by the THC will be adhered to throughout the construction duration.

As mentioned above, the new building will provide much needed state-of-the-art collections capabilities on site for the Alamo. It will also allow more secure areas to display artifacts from the Alamo Collection and the Phil Collins Collection temporarily until the new Visitor Center and Museum can be built. At that time use of the exhibition space will accommodate traveling installations from other museums to support the educational mission of the Alamo.

Thank you for your consideration of this application submission.

Sincerely,

A handwritten signature in blue ink that reads "Kate Rogers".

Kate Rogers  
Executive Director  
Alamo Trust Inc.

Enclosures

Appendix A: THC Presentation April 2021

Appendix B: 100% Design Development drawings and specifications for building

Appendix C: 100% Construction Documents and specifications for Site and Foundations



View of site and existing buildings to be demolished from west



View of site from north



# Texas Historical Commission

## Exhibition Hall and Collections Building

### Appendix A - Revised

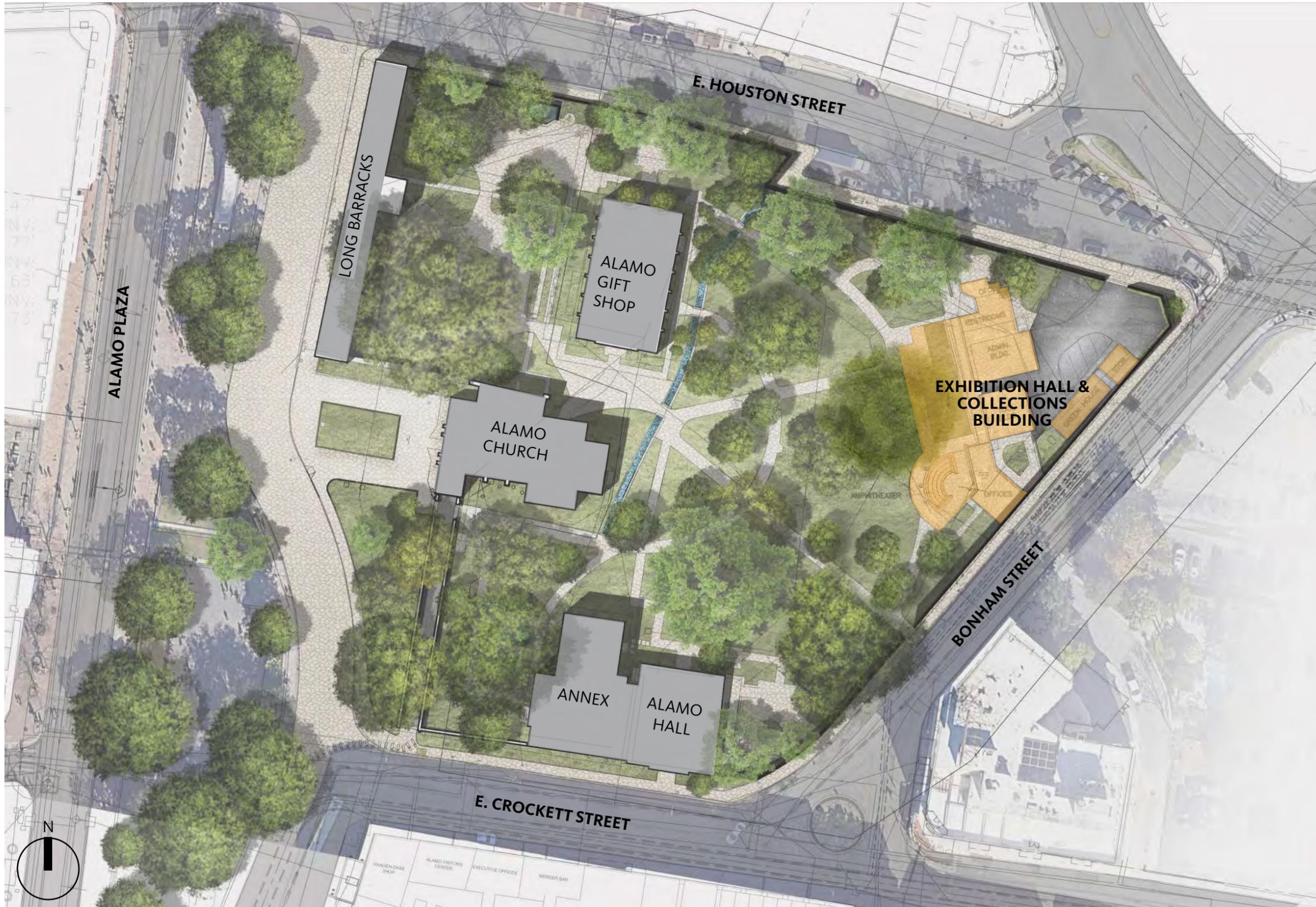
June 2021

BROADDUS

# SITE PLAN



# EXISTING CONDITION



# PROPOSED CONDITION



# FLOOR PLAN: 1ST FLOOR

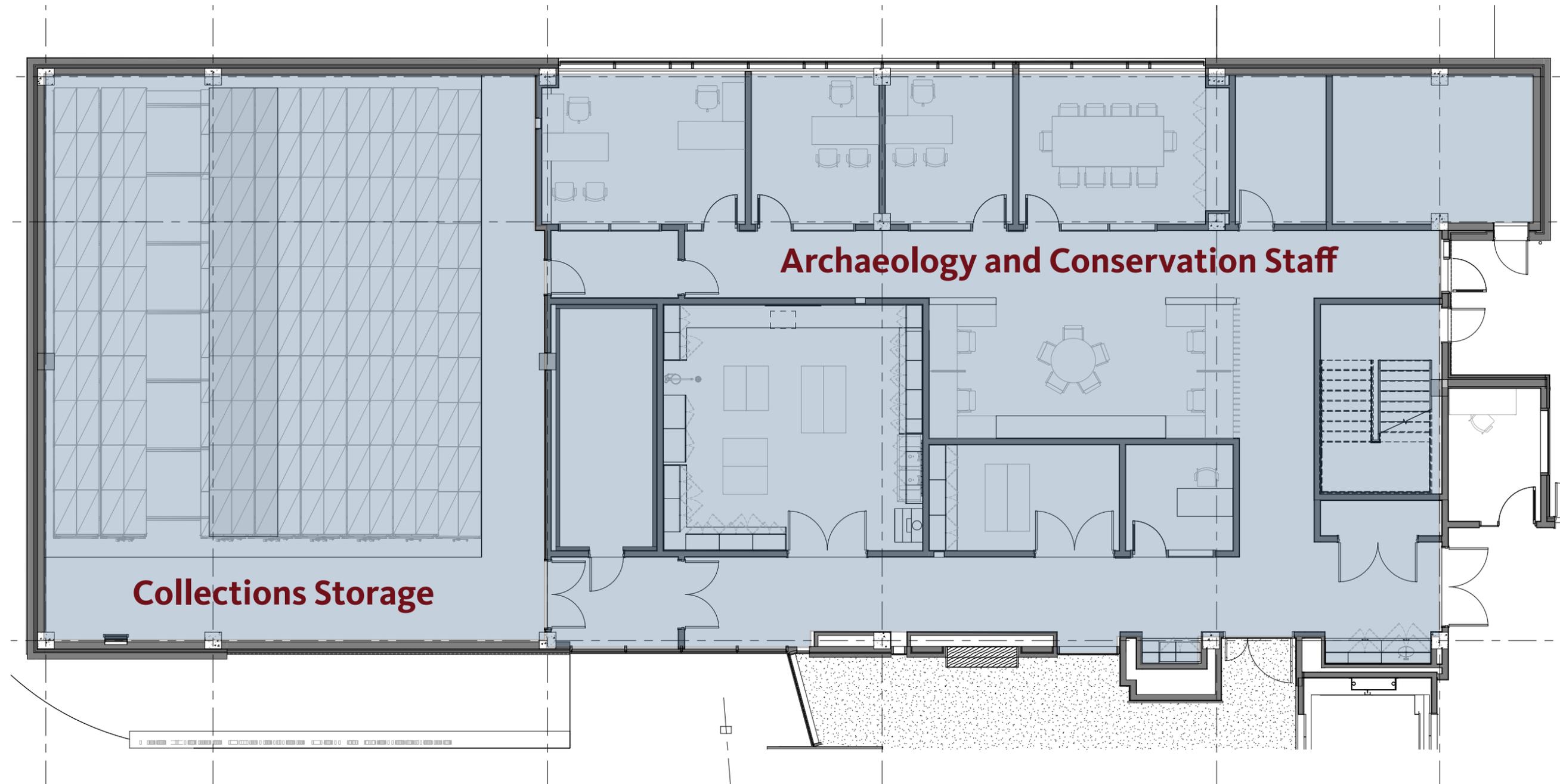
-  COLLECTIONS
-  EXHIBITION
-  SUPPORT



# FLOOR PLAN: 2ND FLOOR

-  EXHIBITION
-  SUPPORT





**Collections Storage Growth Factor:**

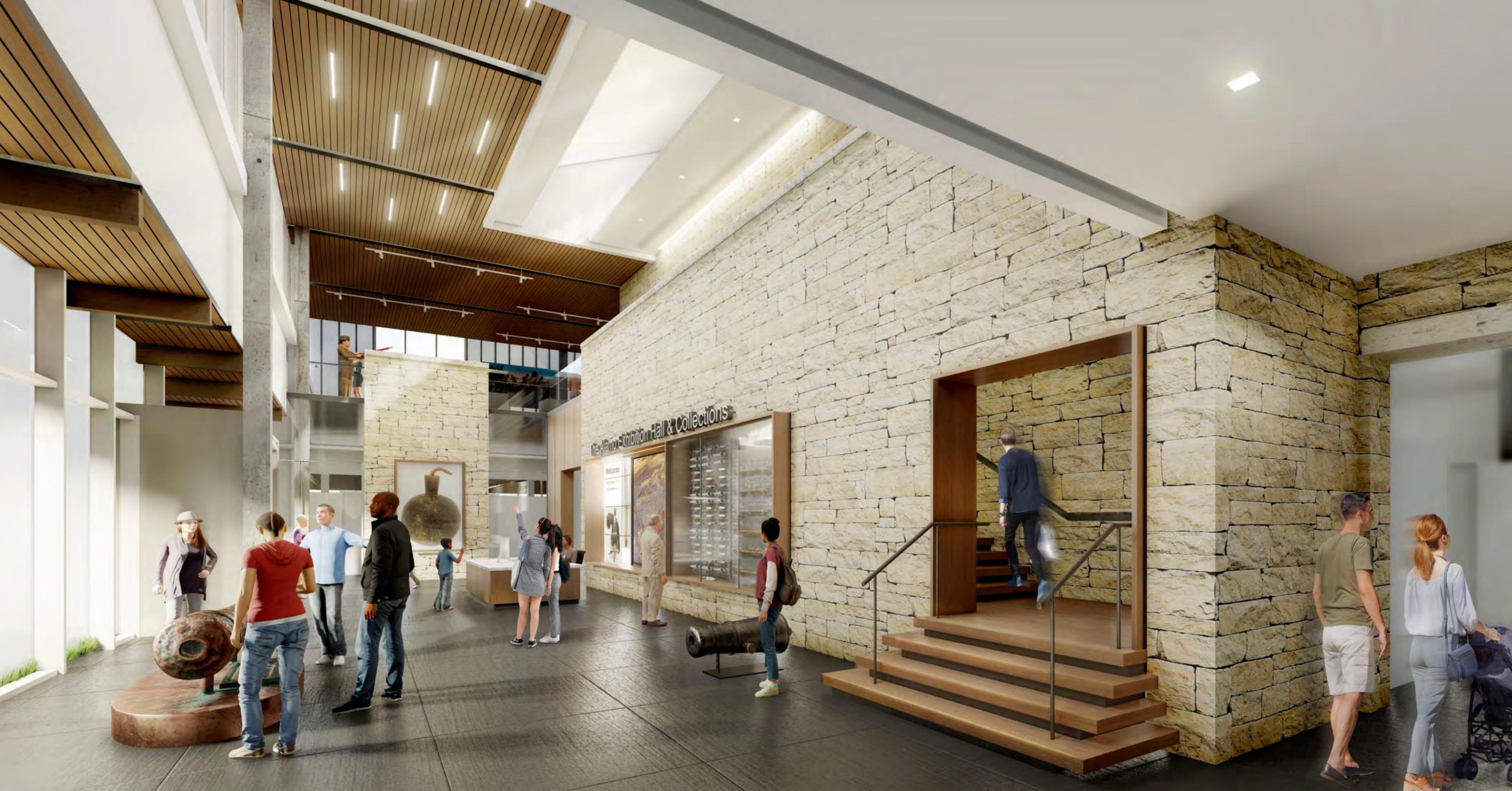
- 30% (with 8' shelving)
- 65% (with 12' shelving)

**Building Area:**

Collections and Support	14,000
Temporary Exhibition	10,000
<b>Total</b>	<b>24,000</b>



INTERIOR VIEW



INTERIOR VIEW



INTERIOR VIEW



View of Existing Buildings from Garden



View of New Building from Garden



View of Existing Buildings from Houston Street



View of New Building from Houston Street

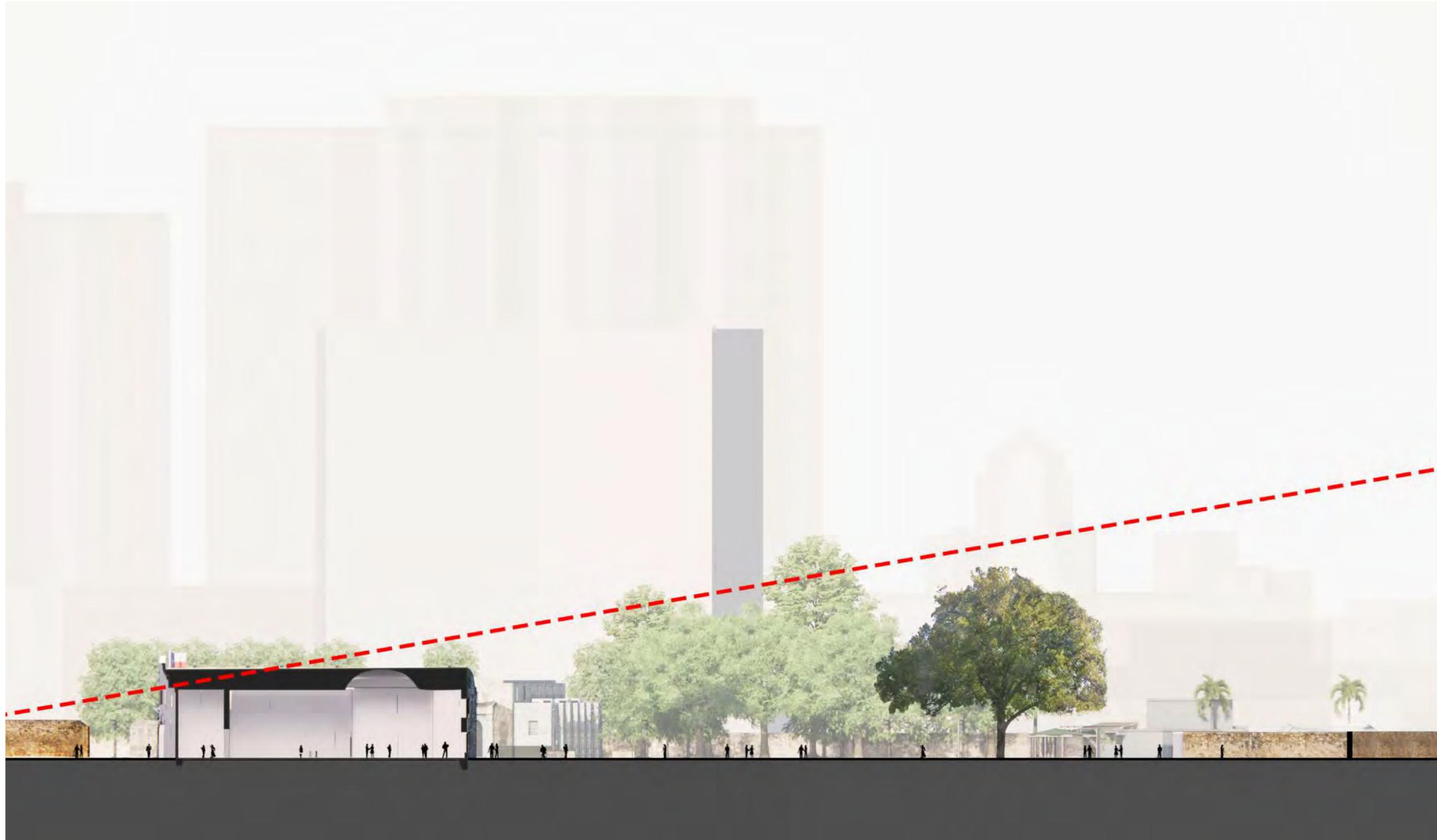


View of Existing Buildings from Bonham Street

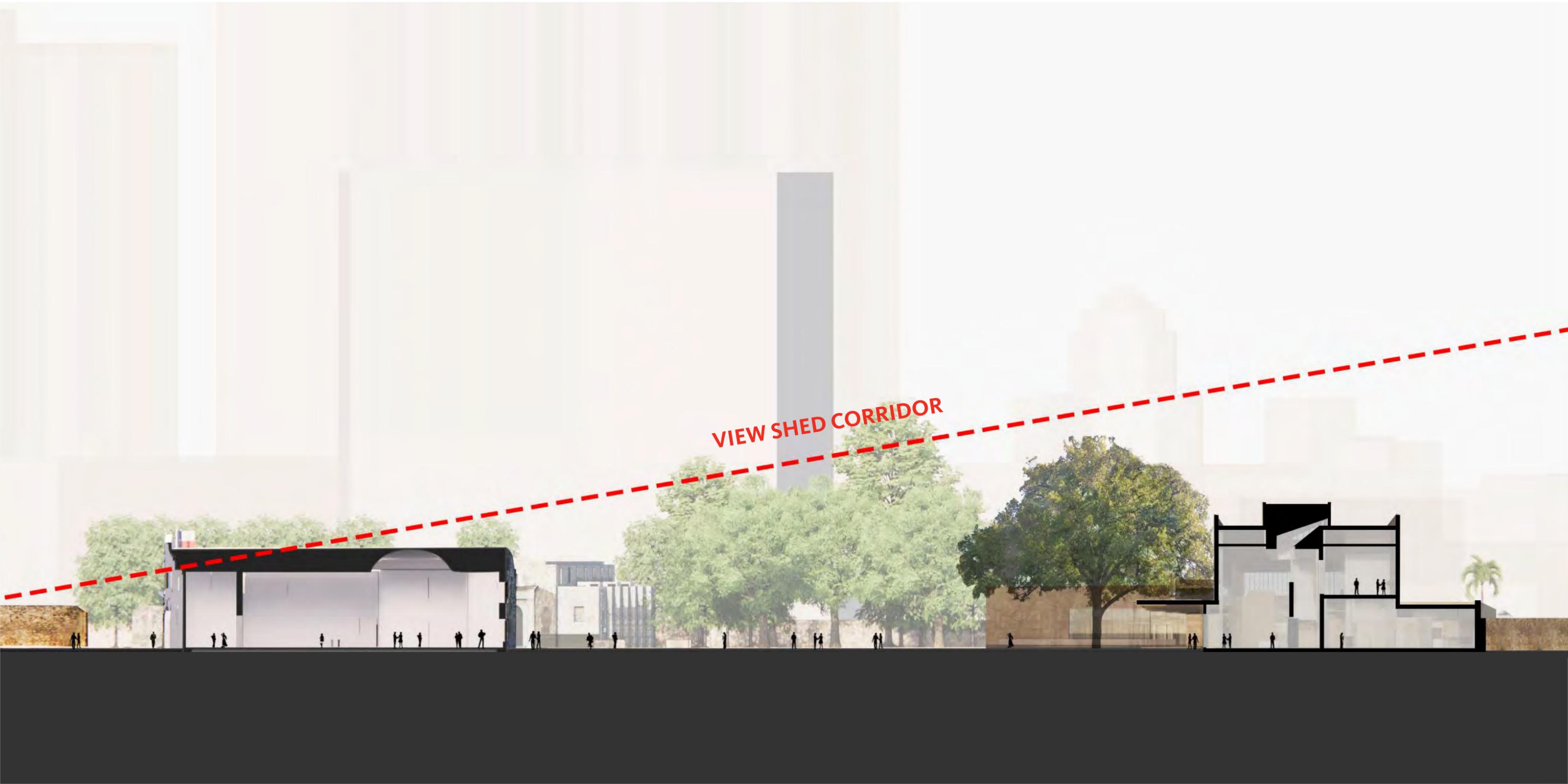


View of New Building from Bonham Street

# SITE SECTION: EXISTING CONDITIONS



**BASE DESIGN: SITE/BUILDING SECTION**





Existing View of Alamo Complex from West  
(Existing Buildings Shown Dashed)



Future View of Alamo Complex from West  
(New Building Shown Dashed)

# EXTERIOR FINISH MATERIALS



WOOD SIDING



LIMESTONE



FIBER CEMENT  
SIDING



STUCCO

# TEXAS HISTORICAL COMMISSION

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Item 6B

Texas Historical Commission  
Antiquities Advisory Board Meeting  
July 26, 2021

## **Discussion and possible action to amend the Historic Buildings and Structures Antiquities Permit #983 for architectural investigations on the Alamo Church and Long Barrack, Alamo Plaza, San Antonio, Bexar County**

### **Background**

Mission San Antonio de Valero was established at the current location in 1724 as a Spanish religious outpost in a chain of four similar missions along the San Antonio River. The Long Barrack was originally constructed to serve as living quarters and offices of the Spanish missionaries. Construction began on the mission church in 1740 but was never completed. In 1803, the site became a Spanish frontier fortress and military garrison.

At the outset of Texas' revolution from Mexico in November 1835, the Texan Army for Independence occupied and fortified the Alamo compound in anticipation of a siege by the Mexican Army. During the Alamo battle on March 6, 1836, many garrison members withdrew into the church and convent where they made a last stand against Mexican forces. Following Texas independence, the buildings were abandoned until statehood. From 1849 to 1877, the U.S. Army occupied Alamo Plaza as a supply hub, whereupon the church gained a new second floor and roof (with the iconic parapet) to store supplies, while the Long Barrack housed offices, workshops, and living quarters. The church interior was devastated by fire in 1861 but continued to serve as a storehouse until purchased by the state in 1883 as beautification of Alamo Plaza began. The Long Barrack was incorporated into later structures, partially demolished, and reconstructed in the early twentieth century. These two buildings are the only remaining mission structures on the site.

The Alamo buildings and grounds are protected as a Recorded Texas Historic Landmark (1962) and as a State Antiquities Landmark (1983). The site is also listed on the National Register of Historic Places as a National Historic Landmark (1966). In 2015, the Alamo and the four missions comprising the San Antonio Missions National Historical Park were designated a UNESCO World Heritage Site.

### **Recent Relevant Historic Structure (HS) permits at the Alamo**

- *HS848* (issued 6/10/2016) and *HS561* (issued 5/13/2011):  
Each of these five-year permits covered on-going conservation work by Alamo staff. A similar proposed permit application (*HS1095*) requests continuation of assessment and treatment processes through the next five years. Scopes include cleaning and stabilization of interior and exterior walls. Past amendments covered removal and reinstallation of modern flagstone paving
- *HS844* (issued 5/19/2016):  
Ground-penetrating radar (GPR) survey of the Church with limited mortar testing and analysis, including borescoping
- *HS947* (issued 2/15/2018) and *HS1019* (issued 10/4/2019):  
Installation of eight cannons in arcade

## TEXAS HISTORICAL COMMISSION

---

- *HS1044* (issued 8/5/2020):  
Crocket Street landscape improvements along edge of Alamo site
  - *HS1072* (issued 11/19/2020):  
Long Barrack masonry cleaning and roof repairs
- 

### **Permit HS 983 Scope of Work - issued 2/1/2019, expires 3/26/2022**

This permit involves architectural investigations of the Church and Long Barracks to study the conditions of the structures by inspecting, mapping, and scanning using various technologies. Testing includes analysis of the mortar, stone, interior and exterior finishes, and salts.

### **Permit HS 983 Amendment #3A - Scope of Work (under consideration): Long Barrack Above-Grade Wall Repairs**

This project consists of wood and masonry repairs to preserve the integrity of the Long Barrack walls, doors, and windows by stabilizing deteriorating surfaces.

### **Permit HS 983 Amendment #3B - Scope of Work (under consideration): Alamo Church West Façade Flagstone Removal**

This scope of work addresses removal of exterior flagstones at the Church's main entry façade to investigate the joint between the 1977 concrete slab supporting these pavers and the historic wall base.

### **Permit HS 983 Amendment #3C - Scope of Work (under consideration): Alamo Church Stone Extraction and Testing**

This scope of work addresses selective harvesting of stone samples from the Church to investigate four different types of stone and their characteristics, such as strength, absorption, and vapor transmission.

### **Staff Recommendation**

Staff has reviewed the submitted documentation from the Texas General Land Office (owner) and the Ford Powell & Carson Architects & Planners, Inc. (project professional) and found the documentation sufficient to recommend approval.

The commission may authorize the amendments as written, apply special conditions, request additional information for review, request a revised scope of work, or deny the amendment requests.

### **Suggested Motion**

Move to send forward to the Commission and recommend approval to authorize the Executive Director to amend Historic Buildings and Structures Antiquities Permit #983 for architectural investigations on the Alamo Church and Long Barrack to include the Long Barrack above-grade wall repairs, the Church's west façade flagstone removal, and selective removal and testing of the Church's masonry, Alamo Plaza, Bexar County, as described in the submitted scopes of work.

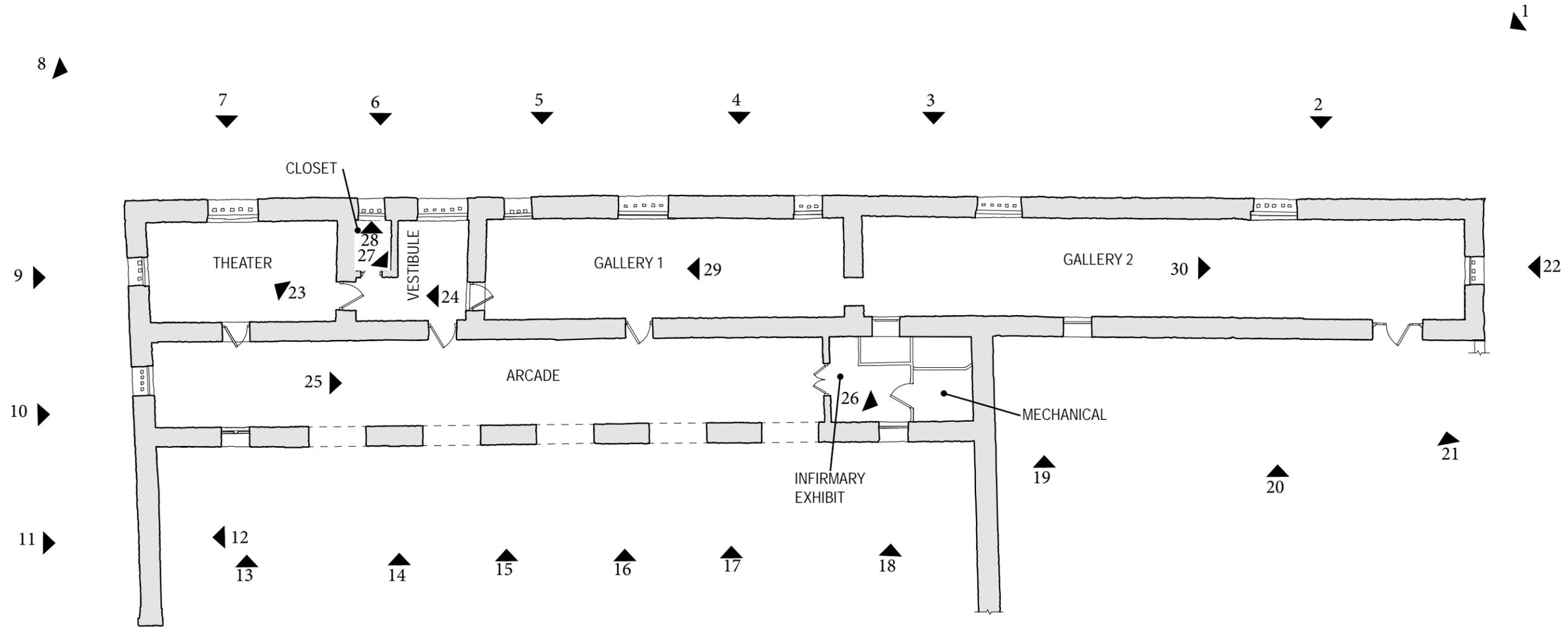
**Proposed Project Description: Task 10.3 Repair Above-Grade Walls of Alamo Long Barrack**

The project consists of interior and exterior masonry and mortar repairs to the Long Barrack walls. Additionally, the scope includes repairs to the Long Barrack doors and windows. The Alamo team considers this preservation, as all measures are necessary to sustain the existing form and integrity of the building.

This scope of work includes:

1. Preserve wood windows and doors as shown on drawings and as specified.
2. Remove and reinstall vertical wood posts at exterior to prevent water infiltration.
3. Remove and replace damaged cementitious cap at exterior windowsills with new waterproofing membrane and mortar layer.
4. Provide new protective finish to dry and checked vertical wood posts at exterior.
5. Restore all metal grilles as specified, as well as prep, prime, and paint.
6. Repoint interior and exterior mortar using NHL mortar mix to match historic mortar, as specified.
7. Stabilize and Repair deteriorated stone units, as specified. Potential repairs include:
  - a. Fill surface cracks and/or loss in stone with repair grout.
  - b. At cracks penetrating through stone, repair with pins set in adhesive.
  - c. Remove deteriorated stone surface down to sound stone and patch with new facing stone, i.e. dutchman repair.
  - d. Remove deteriorated stone units. Replace with limestone cut to match size and profile.
  - e. Infill losses with new limestone "chinking" units, as needed, during repointing.

The project documents consist of construction drawings and specifications as well as required photographic documentation of the current project parameters. These plans outline specific cleaning and repair procedures regarding masonry and metal as well as window and door preservation, painting, and photographic documentation for the Alamo.



**1 LONG BARRACK - FLOOR PLAN**  
 LB-1 NTS

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 1 - West elevation, looking southeast.



Figure 2 - West elevation, north end of wall.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 3 - West elevation segment.



Figure 4 - West elevation segment.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 5 - West elevation segment.



Figure 6 - West elevation segment.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 7 - West elevation, north end of wall.



Figure 8 - West Elevation, looking northeast.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 9 - South elevation, west end of wall.



Figure 10 - South elevation segment.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 11 - South elevation segment.



Figure 12 - South wall at courtyard elevation.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 13 - East wall (arcade) at courtyard.



Figure 14 - East wall (arcade) at courtyard.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 15 - East wall (arcade) at courtyard.



Figure 16 - East wall (arcade) at courtyard.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 17 - East wall (arcade) at courtyard.



Figure 18 - East wall (arcade) at courtyard.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 19 - East elevation, near north end of wall.



Figure 20 - East elevation, near north end of wall.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 21 - East elevation, near north end of wall.



Figure 22 - North elevation.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 23 - Interior of theater, looking Southwest.



Figure 24 - Interior of vestibule, looking south.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 25 - Interior of arcade, looking north.

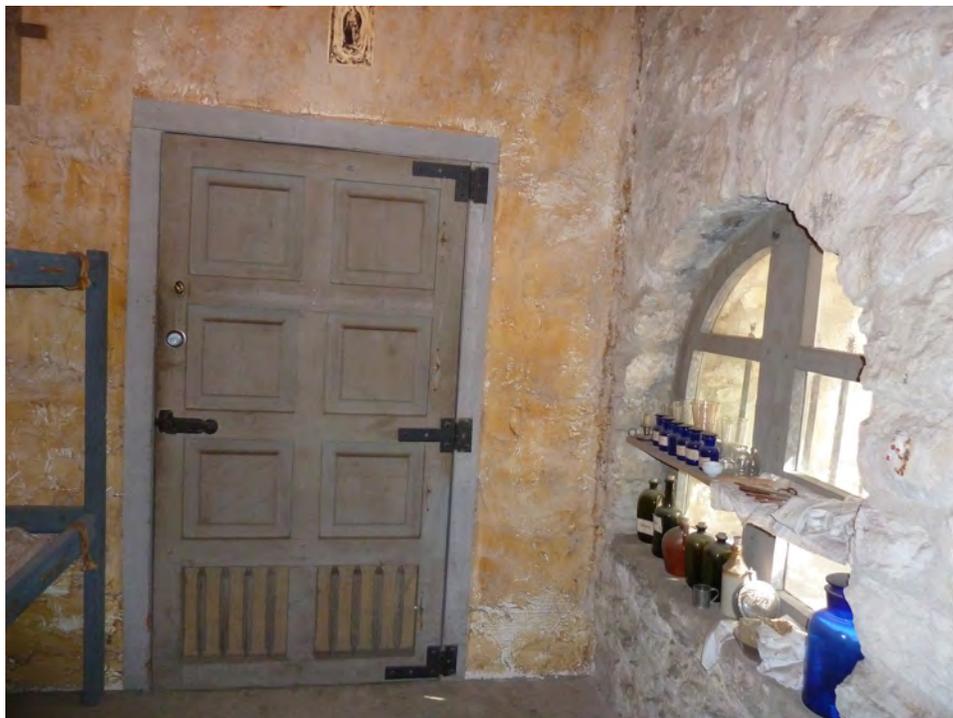


Figure 26 - Interior of infirmary exhibit, looking north.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 27 - Interior of closet, looking northeast.



Figure 28 - Interior of closet, looking west.



FORD POWELL CARSON

July 7, 2021

**Hänsel Hernández**

Texas Historical Commission

Division of Architecture

PO Box 12276

Austin, Texas 78711

Dear Hänsel,

Subject: Permit No. HS-983 Amendment Request for temporary flagstone removal at Alamo Church west front

FPC is requesting an additional permit amendment to investigate the connection between the existing concrete slab below the flagstone pavers and the wall base of the Church west front.

During Ivan Myjer's recent on-site assessments of the west façade masonry, he noted several paths of moisture infiltration at the base of the wall. The sealant that was previously installed (date unknown) at the joint between the flagstone pavers and the wall is deteriorated, allowing water to flow into that gap [Figure 1 - 2]. According to existing documentation, the flagstone pavers in front of the church were installed following archaeological excavations in 1977 at the south end of the west wall and are set on an 8" concrete slab. However, we do not know if the slab was poured directly against the wall base or if there is a gap between the wall and the slab. Establishing the detail of this connection will aid the preservation team in better understating the path of water ingress at the wall base and determining the most appropriate moisture management solution for that area.

We propose to carefully remove flagstone pavers at three (3) locations to assess the condition, removing 2-3 flagstones at each location with hand tools by following the existing grout lines [Figure 3].

- Location #1: Raised portion of flagstone at immediate north return of west wall
- Location #2: At northern end of west wall
- Location #3: At southern end of west wall.

If it is found that the slab rests directly against the wall base, we also propose to cut back a portion of the slab by 4" – 6" to assess the condition of the wall masonry and mortar in that area. The flagstones will be documented and properly labeled before and during removal. Following the assessment, the flagstone will be re-laid as found with THC pre-approved grout to match existing.

Sincerely,



**John Mize, AIA**

Principal

Enclosures:

Copy to:       Mark Smith, GLO  
                  Pam Rosser, ATI  
                  Tim Weldon, B&A



Figure 1. Flagstone pavers at base of wall, showing northwest corner of Church.



Figure 2. Detail of deteriorated sealant at joint between flagstone grout and base of west wall.

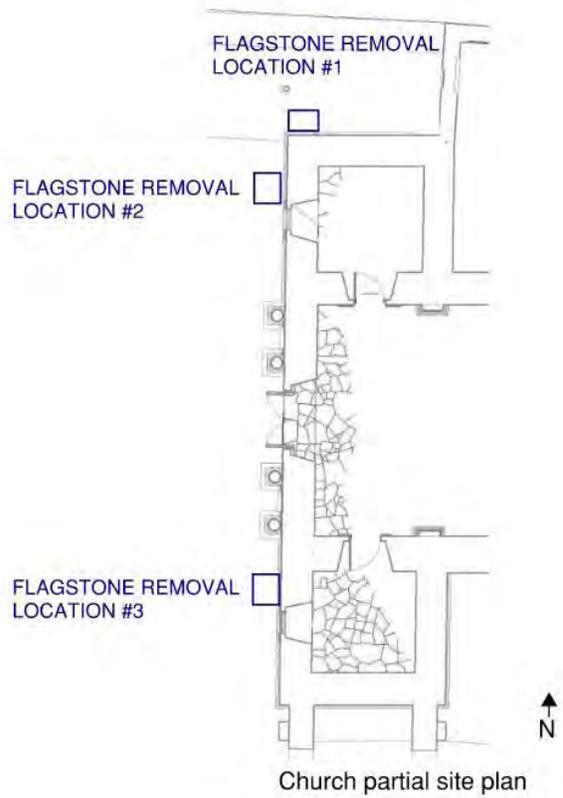


Figure 3. Partial site plan showing three proposed locations for flagstone removal at Church west front.

LONG BARRACK DOOR, WINDOW AND MASONRY REPAIRS (FPC #35262)



Figure 29 - Interior of Gallery 1, looking south.



Figure 30 - Interior of Gallery 2, looking north.



FORD POWELL CARSON

July 8, 2021

**Hänsel Hernández**

Texas Historical Commission  
Division of Architecture  
PO Box 12276  
Austin, Texas 78711

VIA: E-MAIL

***Subject: Permit No. HS-983 Amendment Request for harvesting stone samples in the Alamo Church.***

Dear Hänsel,

FPC is requesting an additional permit amendment to harvest stone samples in the Alamo Church for testing for specific gravity, absorption, capillary uptake, compressive strength, and vapor transmission.

Attached is a Memorandum dated July 7, 2021, prepared by George Skarmas with Preservation Design Partnership, describing the methods and procedures to be followed in harvesting stone samples for testing for specific gravity, absorption, capillary uptake, compressive strength, and vapor transmission. We are submitting the memo and subsequent documents for consideration at the July Quarterly Meetings of the THC.

A total of eight (8) samples are planned to be harvested. Up to a possible 16 stones may be required if a usable sample cannot be taken from all 8 stones. The memo references attachments which are currently being revised and will be submitted before the end of today. These include the Stone Extraction Protocol, Specifications for sampling mortar and stone, drawings depicting the planned locations and laboratory test results for replacement stones, if required.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Mize', is written over a faint, illegible typed name.

**John Mize, AIA**

Principal

Copy to: Mark Smith, GLO  
Pam Rosser, ATI  
Tim Weldon, B&A  
Anna Nau, FPC



PRESERVATION  
DESIGN  
PARTNERSHIP, LLC

*Architecture / Planning*

*Historic Preservation*

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**PARTNERS**

Dominique M. Hawkins  
FAIA, LEED AP, NCARB  
George C. Skarmeeas  
PhD, FAIA, FAPT, AICP, NCARB

**ASSOCIATES**

Lisa Soderberg

## MEMORANDUM

RECEIVED  
By John Mize at 1:28 pm, Jul 07, 2021

DATE: July 7, 2021                      ATTN: Ford, Powell Carson [FPC]  
PROJECT: Alamo Church  
Conservation &  
Preservation                      TO: John Mize  
RE: **Stone Extraction at Church**  
PDP #: 18.002  
FROM: George Skarmeeas, FAIA, FAI

Sent: ● enclosed ● separately                      For: ● your information ● review & comment ● as requested

Per the Texas Historical Commission (THC) Historic Buildings and Structures Permit #983 dated 2/5/2020, the investigation work at the Alamo Church includes stone testing.

We would like to take this opportunity to further describe the methods and procedures related to acquiring the samples for testing.

The visual assessment determined **five** stone types so that samples can be taken that represent a full range of the stones comprising the walls. It was determined that Travertine did not make up a large enough percentage of the wall to warrant testing.

Samples needed for testing are:

- Chalk
- Marl
- Fossiliferous Limestone
- Tufa

The attached Stone Extraction Protocol provides a description of how samples of stone will be extracted from the building. Stones have been selected for removal based on the results of:

- the non-destructive testing [stone thickness] and
- the visual assessment [stone identification].

The approach for the required testing, as delineated in the permit application, indicates that the samples will be harvested without a visual impact on the building.

To accomplish this, the NDE results were reviewed to determine stone thickness and size to ensure that stones could be carefully removed, a sample be harvested

from the non-visible [back side], while the remaining face stone would be of large enough size to continue to provide the load path connectivity in the wall assembly. The resultant void would be filled with a pre-tested and pre-approved stone of the same size as the sample that was taken out.

Samples needed for testing are:

- a. 8"x6"x3" blocks for specific gravity, absorption, capillary uptake and compressive strength, vapor transmission

The following is a summary of the procedure to be followed:

1. Stones will be carefully removed from the building using hand tools
2. Samples will be taken by cutting the required size off the rear / non-visible part of the stone
3. A new stone piece will be carved to match the sample removed and installed in the cavity using THC pre-approved lime mortar. [The THC has already approved several mortars for use on the Alamo Church]
4. At this juncture, no pins are anticipated to be used.
5. The face of the original stone (minimum of 6" thick) will be placed in its original location and orientation using matching grid so that there will be no visible impact.
6. The face stone will be fully repointed using a THC pre-approved lime mortar. The face of the mortar will be recessed 1" from the face of the stone. This will allow for the final repointing mortar during the future repair work project currently anticipated by the GLO, thus minimizing the need to disturb this area, more than necessary.
7. The work will be documented photographically, through laser scanning and video by the Design Team.

We are proposing to remove 8 stones for sampling for stone testing. This may require the removal of 16 stones depending on if a usable sample can be taken once the existing stone is removed.

The mortar mix for all resetting and repointing work shall be a fully lime mix containing no Portland cement. The following THC pre-approved mix will be used:

- 1 part NHL 3.5
- 1-1/2 Parts White Masons Sand
- 3/4 Parts Limestone Sand
- 1/4 Parts Crushed Limestone [3/8-inches and less].

The procedures have been based on best practices used throughout the State of Texas and the US on projects of similar nature and are in compliance with the Secretary of the Interior Standards.

At the conclusion of the sample harvesting process:

- There will be no visible impact on the building
- The architectural, historic and structural integrity will have been retained
- A detailed record of the entire process and samples will be created, allowing present and future experts to review this effort.

We would appreciate your concurrence and the concurrence of the THC to proceed with this approach.

Thank you.

**Attachments:**

- Stone Extraction Protocol
- Stone and Mortar Sampling Specifications for Mortar and Stone dated 07/02/21

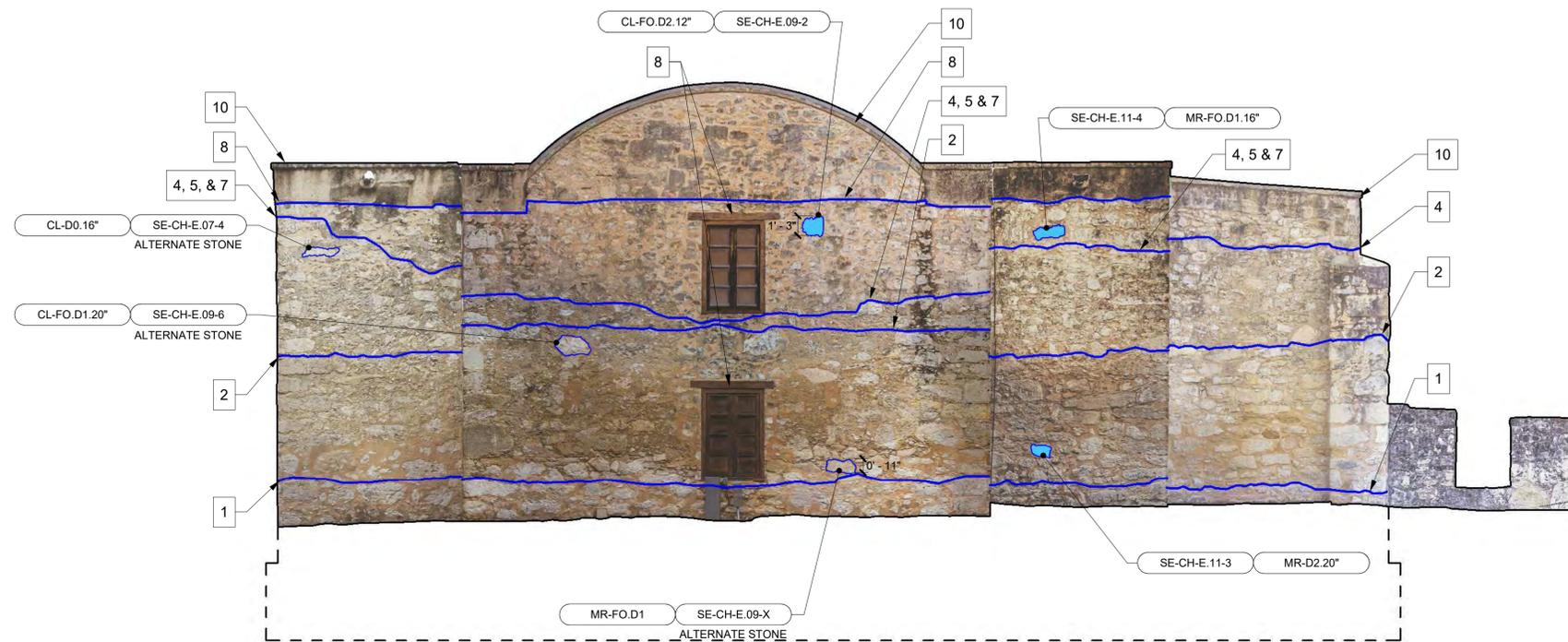
cc: Pam Rosser  
Tim Weldon  
Mark Smith  
Dominique Hawkins  
Stephanie Valentine  
Alexandra Weaver  
Holly Boyer









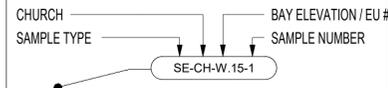


1 SAMPLE LOCATIONS - CHURCH OVERALL EAST ELEVATION - AS-BUILT LOCATIONS

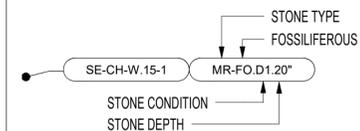
ATP-204-A 3/16" = 1'-0"

KEY - ANALYTICAL TESTING

TAG FOR MATERIAL SAMPLES



SECONDARY TAG FOR STONE EXTRACTIONS



ABBR. DESCRIPTION

ABBR.	DESCRIPTION
FO	FOSSILIFEROUS
UD	UNIDENTIFIED
CL	CHALK
MR	MARL
TF	TUFA
TR	TRAVERTINE

STONE TYPE AND CHARACTERISTIC

STONE LEVEL OF MATERIAL LOSS / DETERIORATION	DESCRIPTION
D0	LESS THAN 1/8" STONE LOSS
D1	GREATER THAN 1/8", BUT LESS THAN 1/2" STONE LOSS
D2	GREATER THAN 1/2" BUT LESS THAN 1" STONE LOSS
D3	BETWEEN 1" AND 2" LOSS

MATERIAL SAMPLES

	SE	PROPOSED STONE EXTRACTION	
		ALTERNATIVE STONE	
	CRS	STONE CORE	1-3/4" x 3-1/2"
	MS	MORTAR EXTRACTION - SURFACE	
	SL	SOIL SAMPLE	

SALT CORE SAMPLES

EXTERIOR / INTERIOR	CHURCH	SAMPLE TYPE	EU # / ELEVATION	INCHES ABOVE / BELOW GRADE
		CH-E-CR-01-18+		

	CR	SALT CORE AS-BUILT
--	----	--------------------

**PDP**  
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f 215.501.7299  
www.pdparchitects.com

CERTIFICATE OF AUTHORIZATION

PROJECT  
CONSERVATION AND PRESERVATION OF THE CHURCH & LONG BARRACK AT THE ALAMO COMPLEX IN SAN ANTONIO, TX  
TEXAS GENERAL LAND OFFICE THE ALAMO TRUST, INC.  
GLO PROJECT NO. 418001  
PDP PROJECT NO. 18.002  
ALAMO PLAZA  
SAN ANTONIO, TX 78205

© 2020, TEXAS GENERAL LAND OFFICE

REV	DATE	PURPOSE

SHEET TITLE  
**SAMPLE LOCATIONS - CHURCH OVERALL EAST ELEVATION - AS-BUILT LOCATIONS**

DRAWN BY: AW  
APPROVED BY: GCS  
CHECKED BY: SV  
DATE MODIFIED: 07/07/21

DRAWING  
**01-CH  
ATP-204-A**

ALAMO CHURCH CHRONOLOGY

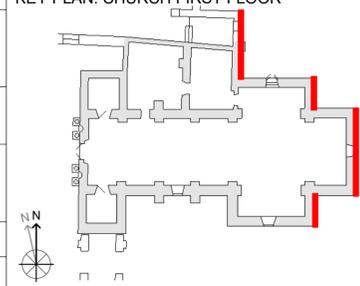
- STARTING AROUND 1740, MASTER MASON TELLO CONSTRUCTED THE WALLS TO THE HEIGHT OF APPROXIMATELY 4.26 FEET ABOVE THE TOP OF THE FOUNDATION WALL. THE EXISTING WALLS FROM BELOW GRADE TO THE TOP OF THE PROFILED WATER TABLE ARE THE SURVIVING PORTION OF THIS WORK. AFTER TELLO LEFT THE MISSION IN 1744, CONSTRUCTION CONTINUED WITHOUT A MASTER MASON. THE CHURCH WALLS COLLAPSED AROUND 1749. THE HEIGHT OF THE WALLS AT THE TIME OF COLLAPSE IS UNKNOWN. AROUND 1755 THE WALLS WERE LEVELED TO THE APPROXIMATE HEIGHT OF TELLO'S WORK.
- FROM 1755-1759, MASTER MASON IBARRA AND MASTER SCULPTOR SANTIAGO RAISED THE WALLS TO THE HEIGHT OF THE LOWER FRONT ENTRANCE CORNICE. WHEN IBARRA LEFT THE MISSION IN 1759, THE WALLS WERE APPROXIMATELY 8-10 FEET HIGH. IBARRA PLACED THE KEYSTONE DATED 1758 ABOVE THE MAIN ENTRANCE AND COMPLETED THE DOOR OF THE DEAD AT THE SOUTH TRANSEPT.
- THERE IS NO RECORD OF WORK ON THE CHURCH FROM 1759-1762.
- MASTER MASON PALAFOX CONSTRUCTED THE CHURCH WALLS AND THE VAULTED CEILINGS FROM 1762-1765. HE DID NOT WORK ON THE DECORATIVE PORTION OF THE MAIN FACADE. THE WEST WALL OF THE MONKS' BURIAL GROUND WAS BUILT UNDER PALAFOX. WHEN PALAFOX LEFT THE MISSION IN 1765 THE WALLS WERE APPROXIMATELY 17 FEET HIGH.
- FROM 1765-1767 MASTER MASON LOSOYA CONSTRUCTED THE CHURCH WALLS AND COMPLETED THE RIBS OF THE NAVE AND TRANSEPT CROSSING. THE UPPER AREAS OF LOSOYA'S WORK WERE REMOVED BETWEEN 1772 AND 1836 TO THE APPROXIMATE LEVEL INDICATED [SEE 7].
- FROM 1767-1772 MASTER SCULPTOR GONZALES COMPLETED THE SECOND LEVEL OF THE WEST FACADE.
- AREAS OF THE UPPER WALLS WERE REMOVED BEFORE, DURING, AND AFTER THE BATTLE OF 1836 TO THE APPROXIMATE HEIGHT INDICATED. THERE IS NO RECORD OF WORK ON THE CHURCH FROM 1836-1850.
- IN 1850-1851, THE U.S. ARMY REPAIRED THE WALLS AND CONSTRUCTED THE WEST ELEVATION PARAPET TO ITS CURRENT APPEARANCE. WINDOWS WERE ADDED BY THE U.S. ARMY.
- FROM 1877-1879, THE EXTERIOR WALLS OF THE MONKS' BURIAL GROUND AND SACRISTY WERE MODIFIED BY HONORE GRENET. OPENINGS IN THE WEST AND NORTH WALLS WERE ALTERED OR ADDED.
- THE CONCRETE ROOFS WERE INSTALLED IN 1920-1921. MASONRY WALLS WERE INCREASED IN HEIGHT TO SUPPORT THE CONCRETE ROOF STRUCTURE.

SOURCE: 2016 ALAMO CHURCH HISTORIC STRUCTURE REPORT

LINETYPE DESCRIPTION

	REFER TO ALAMO CHURCH CHRONOLOGY NOTES
	ASSUMED APPROXIMATE WALL HEIGHT OR ARCHITECTURAL FEATURE INDICATED IN 2016 ALAMO HISTORIC STRUCTURE REPORT
	ASSUMED PROFILE BASED ON RECONCILIATION OF AS-FOUND STONE AND 2016 ALAMO HISTORIC STRUCTURE REPORT NARRATIVE DESCRIPTION
	FINISH PLASTER, STUCCO OR LIMEWASH
	AREA OF FIRE DAMAGE EVIDENCE

KEY PLAN: CHURCH FIRST FLOOR







# TEXAS HISTORICAL COMMISSION

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Item 6C

Texas Historical Commission  
Antiquities Advisory Board Meeting  
July 26, 2021

## Discussion and possible action to amend Historic Buildings and Structures Antiquities permit application #1095 for on-going conservation work on the Alamo Church and Long Barrack, Alamo Plaza, San Antonio, Bexar County

### Background

Mission San Antonio de Valero was established at the current location in 1724 as a Spanish religious outpost in a chain of four similar missions along the San Antonio River. The Long Barrack was originally constructed to serve as living quarters and offices of the Spanish missionaries. Construction began on the mission church in 1740 but was never completed. In 1803, the site became a Spanish frontier fortress and military garrison.

At the outset of Texas' revolution from Mexico in November 1835, the Texan Army for Independence occupied and fortified the Alamo compound in anticipation of a siege by the Mexican Army. During the Alamo battle on March 6, 1836, many garrison members withdrew into the church and convent where they made a last stand against Mexican forces. Following Texas independence, the buildings were abandoned until statehood. From 1849 to 1877, the U.S. Army occupied Alamo Plaza as a supply hub, whereupon the church gained a new second floor and roof (with the iconic parapet) to store supplies, while the Long Barrack housed offices, workshops, and living quarters. The church interior was devastated by fire in 1861 but continued to serve as a storehouse until purchased by the state in 1883 as beautification of Alamo Plaza began. The Long Barrack was incorporated into later structures, partially demolished, and reconstructed in the early twentieth century. These two buildings are the only remaining mission structures on the site.

The Alamo buildings and grounds are protected as a Recorded Texas Historic Landmark (1962) and as a State Antiquities Landmark (1983). The site is also listed on the National Register of Historic Places as a National Historic Landmark (1966). In 2015, the Alamo and the four missions comprising the San Antonio Missions National Historical Park were designated a UNESCO World Heritage Site.

### Recent Relevant Historic Structure (HS) permits at the Alamo

- *HS848* (issued 6/10/2016) and *HS561* (issued 5/13/2011):  
Each of these five-year permits covered on-going conservation work by Alamo staff. The permit application at hand (*HS1095*) requests continuation of assessment and treatment processes developed for the Alamo over the past ten years. Scopes included cleaning and stabilization of interior and exterior walls. Amendments covered removal and reinstallation of modern flagstone paving
- *HS983* (issued 12/13/2020):  
Architectural investigations of the Church and Long Barrack including salt coring referenced in the permit application at hand (*HS1095*)
- *HS1072* (issued 11/19/2020):  
Long Barrack masonry cleaning and roof repairs

## TEXAS HISTORICAL COMMISSION

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- *HS1044* (issued 8/5/2020):  
Crocket Street landscape improvements along edge of Alamo site
  - *HS947* (issued 2/15/2018) and *HS1019* (issued 10/4/2019):  
Installation of eight cannons in arcade
  - *HS844* (issued 5/19/2016):  
Ground-penetrating radar (GPR) survey of the Church with limited mortar testing and analysis, including borescoping
- 

### **Permit HS 1095 Scope of Work – issued 5/10/2021, expires 5/1/2026**

This permit covers interior and exterior walls of the Church and Long Barrack to assess, document, clean, and stabilize surfaces. It also includes removal of fasteners, assessment of salt content, and removal/reinstallation of modern flooring to facilitate assessment and electrical repairs.

### **Permit HS 1095 Amendment #1A – Scope of Work (under consideration): Church Concrete Ceiling Repairs**

This project consists of selected repairs to preserve the concrete surface and plaster of the Church barrel vault ceiling, including scope such as patching holes in the concrete, removing loose plaster, patching plaster, and painting the ceiling.

### **Permit HS 1095 Amendment #1B – Scope of Work (under consideration): Long Barrack Flagstone Repairs**

This scope of work consists of removing stainless steel rods from pavers installed to support 1980s exhibit cases at the Long Barrack, including removing the rods and patching the flagstones and joints with matching flagstone pieces and approved grout and mortar.

### **Staff Recommendation**

Staff has reviewed the submitted documentation from the Texas General Land Office (owner) and the Alamo Trust, Inc (project professional) and found the documentation sufficient to recommend approval.

The commission may authorize the amendments as written, apply special conditions, request additional information for review, request a revised scope of work, or deny the amendments request.

### **Suggested Motion**

Move to send forward to the Commission and recommend approval to authorize the Executive Director to amend Historic Buildings and Structures Antiquities permit #1095 for on-going conservation work on the Alamo Church and Long Barrack to include repairs to the concrete ceiling of the Church and removal of rods and repairs to the flagstones at the Long Barrack, Alamo Plaza, Bexar County as described in the submitted scopes of work.

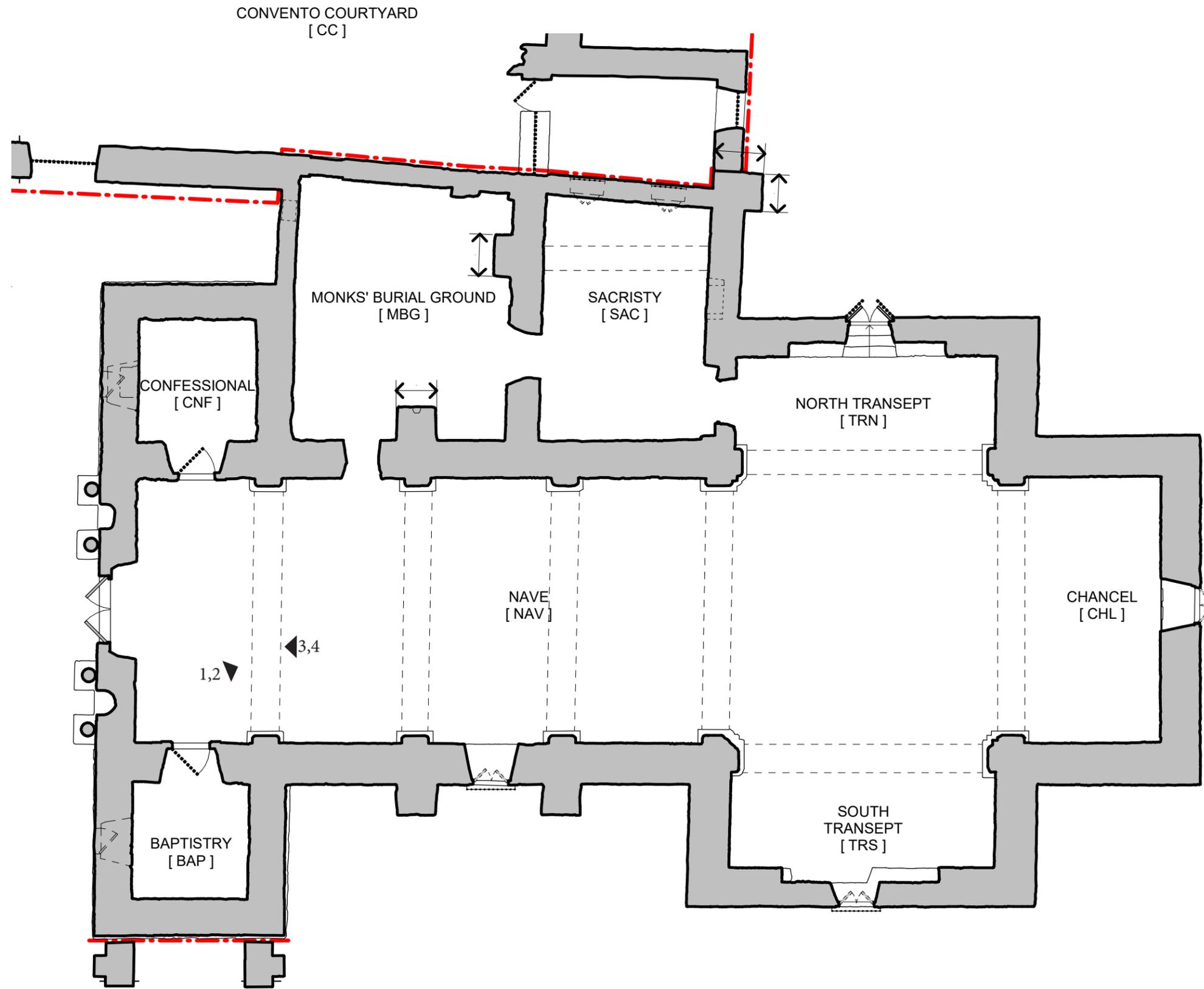
#### **Proposed Project Description: Task 4: Church Concrete Roof Repairs**

This project consists of selected repairs to the interior concrete surface and ceiling plaster of the Church barrel vault ceiling, as shown in the attached drawings. Current conditions to be repaired include multiple small, cylindrical voids in the concrete surface from previous concrete core test harvesting, as well as several areas with delaminating plaster. The Alamo team considers this preservation, as all measures are necessary to sustain the existing form and integrity of the ceiling.

This scope of work includes:

1. Repair all penetrations in the concrete ceiling from previous concrete testing with compatible concrete patching material.
2. Remove and replace delaminated plaster with matching plaster mix.
3. Prep, prime, and paint ceiling.

The attached project documents consist of construction drawings and specifications as well as required photographic documentation of the current project parameters. These plans outline specific procedures regarding plaster restoration, painting, and photographic documentation for the Alamo.



**1 CHURCH - OVERALL FIRST FLOOR PLAN**  
 CH-1 NTS

 <b>FORD POWELL CARSON</b> <small>420 Broadway, Suite 100        San Antonio, Texas 78205        210/228-1246</small>	CONSERVATION AND PRESERVATION OF THE CHURCH & LONG BARRACK AT THE ALAMO COMPLEX IN SAN ANTONIO, TX <small>ALAMO PLAZA, SAN ANTONIO, TX 78205</small>		SHEET NO. <b>CH-1</b>
	NOT FOR REGULATORY APPROVAL, PERMIT, BIDDING, OR CONSTRUCTION FPC PROJECT NUMBER: 35261 / 35262		DATE: 6/21/2021

ALAMO CHURCH BARREL VAULT CEILING (FPC #35262)



Figure 1 - Nave Ceiling, Looking East.



Figure 2 - Close up of the Nave Ceiling and core sample locations.

ALAMO CHURCH BARREL VAULT CEILING (FPC #35262)



Figure 3 - Nave Ceiling, at West elevation entrance



Figure 4 - Close up of Nave Ceiling, at West elevation entrance

ALAMO CHURCH BARREL VAULT CEILING (FPC #35262)



Figure 5 - EChem photograph of damages to Barrel Vault



Figure 6 - EChem photograph of damages to Barrel Vault

ALAMO CHURCH BARREL VAULT CEILING (FPC #35262)



*Figure 7 - Plaster Delamination of Barrel Vault Ceiling*



July 6, 2021

Hänsel Hernández  
Project Reviewer, Federal & State Review Program  
Texas Historical Commission, Division of Architecture  
P.O. Box 12276, Austin, Texas  
78711-2276

Dear Hänsel,

This letter is requesting an amendment to THC permit, HS#1095. The project consists of removing approximately 70 existing floor rods (installed in 2005 to stabilize exhibit cases) from the flagstone pavers located in the interior and exterior of the Long Barracks. The floor rods are located on the west, east and center area of the floor and are a tripping hazard. The Alamo Trust plans to open the space for visitors to walk through.

The first option was to remove the rods and fill the holes however, there are four sets of rods in 70 locations. The finish would look like "connect the dots flooring". Secondly, filled holes will require tinted coating to match the flagstone. The tinted coating will not holdup with floor cleaning and visitor traffic. Curtis Hunt and I worked on a conservative approach which is to cut the flagstone where the holes from the rods exist, reinstall the cut stone, add small matching flagstone (if required) and apply matching grout. The goal is for the flooring to be consistent. See the images below.





After floor rods removal. The black lines show how the stone will be hand cut to remove the holes. A small piece of matching flagstone will be added (where required) to match the surrounding floor.



Existing floor rods located in center of space creating a tripping hazard.



Existing floor rods located along walls.

Please let me know if you have any questions regarding the amendment request. I hope the THC commissions supports this request.

Respectfully Submitted,

*PJR*

Pamela Jary Rosser PA AIC  
Alamo Conservator, Alamo Trust Inc.

ITEM # 7

## TEXAS HISTORICAL COMMISSION

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**Item 7A**  
Texas Historical Commission  
Antiquities Advisory Board Meeting  
July 26, 2021

### **Discussion and possible action regarding Historic Buildings and Structures Antiquities Permit #1105 related to installing gas connections in four downstairs fireplaces at the Texas Governor's Mansion, 1010 Colorado Street, Austin, Travis County**

#### **Background**

The Governor's Mansion was constructed in 1856 by master builder Abner Cook and is revered as one of the finest examples of Greek Revival architecture in Texas. All Texas governors have made it their home since the term of Elisha M. Pease. Despite a horrific fire in June 2008, it continues to retain architectural and structural integrity and has been fully rehabilitated.

The Mansion was listed as the first Recorded Texas Historic Landmark in 1962, is individually listed in the National Register of Historic Places (1970) and is designated as a National Historic Landmark (1974) and a State Antiquities Landmark (1981), proving to be one of the most recognized historic landmarks in Texas.

This permit application is for the conversion of four fireplaces on the first floor of the Governor's Mansion from wood-burning to natural gas service. Since the building was constructed, the fireplaces have functioned by alternatively using wood, coal, and gas. The proposed construction involves the installation of a 1/2" gas connection in the bottom of the fireboxes without alterations to mantles, surrounds, or hearths, and connecting to existing gas lines in the basement and crawl spaces.

#### **Staff Recommendation**

THC staff has reviewed the permit application and supporting materials provided on June 9, 2021, by Kevin Koch, Architect of Capitol, of the State Preservation Board and finds the documentation to be sufficiently complete for issuance of a permit.

#### **Suggested Motion**

Move to send forward to the Commission and recommend approval to authorize the Executive Director to issue Historic Buildings and Structures Antiquities Permit #1105 to install gas connections in four downstairs fireplaces at the Texas Governor's Mansion, 1010 Colorado Street, Austin, Travis County, as described in the permit application.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION
Historic Buildings and Structures

GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

1. Property Name and Location
NAME OF STATE ANTIQUITIES LANDMARK
The Governor's Mansion
ADDRESS CITY COUNTY ZIP CODE
1010 Colorado St. Austin Travis 78701

2. Project Name
NAME OR BRIEF DESCRIPTION OF PROJECT WORK
Install gas connections in four downstairs fireplaces in 1856 Mansion

3. Applicant (Owner or Controlling Agency)
OWNER/AGENCY REPRESENTATIVE TITLE
State Preservation Board Kevin Koch, AIA Architect of the Capitol
ADDRESS CITY STATE ZIP CODE
201 E 14th Street Suite 950 Austin TX 78701
PHONE EMAIL
512 463 4578 kevin.koch@tspb.texas.gov

4. Architect or Other Project Professional
NAME/FIRM REPRESENTATIVE TITLE
State Preservation Board Kevin Koch, AIA Architect of the Capitol
ADDRESS CITY STATE ZIP CODE
201 E 14th Street Suite 950 Austin TX 78701
PHONE EMAIL
512 463 4578 kevin.koch@tspb.texas.gov

5. Construction Period
PROJECT START DATE PROJECT END DATE
August 2021 September 2021

PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- Preservation, Rehabilitation, Restoration, Reconstruction, Architectural Investigation, Hazard Abatement, Relocation, Demolition, New Construction

ATTACHMENTS

For all projects, please attach the following:

- Written description of the proposed project;
Project documents (plans, specifications, etc.); and
Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- Historic Structure Report, Historical Documentation, Architectural Documentation, Archeological Documentation

PROPERTY NAME: The Governor's Mansion

COUNTY: Travis

**CERTIFICATIONS**

The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at [www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits](http://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits). Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

**Applicant's Certification**

Kevin Koch

I, \_\_\_\_\_, as legal representative of the Applicant,  
 \_\_\_\_\_, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature



Date

6/8/2021

**Project Professional's Certification**

Kevin Koch

I, \_\_\_\_\_, as legal representative of the Firm,  
 \_\_\_\_\_, do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature



Date

6/8/2021

**SUBMISSION**

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to [hspermit@thc.texas.gov](mailto:hspermit@thc.texas.gov). Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission  
 Division of Architecture  
 P.O. Box 12276  
 Austin, TX 78711-2276  
 512.463.6094  
 fax 512.463.6095  
[architecture@thc.texas.gov](mailto:architecture@thc.texas.gov)



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

[www.thc.texas.gov](http://www.thc.texas.gov)

### **Request:**

The State Preservation Board requests permission to install gas lines in the Mansion's four functional downstairs fireplaces. Primary points:

- There will be no alterations to mantles, surrounds, hearths, or fireboxes as part of this work, simply the installation of a 1/2" gas connection in the bottom center of each firebox, 2" off the back wall.
- Routes for the gas lines have been identified from the existing trunk line under the kitchen, through the basement and crawl spaces, to each fireplace without requiring any structural alterations, and just one exterior sub-grade penetration at the concrete 1914 foundation. This penetration enters a mechanical chase adjacent to several other existing plumbing, gas, HVAC, and telecom penetrations. HydroPlug will be used to waterproof the new penetration. All lines have been confirmed for proper sizing based on length, pipe diameter, and pressure.
- Trenching for gas pipe will be underneath fire tile that was replaced in 1980 with a rebuilding of the fireboxes, per the attached change order, see [Attachment 1](#). Tile will be carefully removed from the bottom of the firebox and replaced by a mason with experience working with historic material; piping will be installed and pressure tested by a licensed plumber. A small remaining length of trenching (about 6" horizontal run) will be required from the firebox, under the ca. 1980 hearths, through to the face of the chimney foundation in the crawlspace below. See [Attachment 2](#) for section showing this routing. This path is least invasive to historic material.
- A 1/2" hole will be drilled through the wood floor to the side of the hearth and as far back against the wall as possible, trimmed with a small, round, oil rubbed bronze escutcheon ring, for access to the gas valve below. See [Attachment 3](#) for sample kit. It will be minimally visible within the dark stained wood, and have minimal impact on the ca. 2012 reclaimed wood finish floor and original subfloor below.
- After installation, the fireplaces can continue to be used for wood burning fires; the gas line will provide the additional option for gas logs, faux coal baskets, or multi-fuel Victorian fireplace inserts as seen in attached historic photos, allowing for safe and flexible use that could interpret their varying use throughout across the history of the mansion, if desired.

### **History:**

The first floor fireplace locations are original to the Mansion. See [Attachment 4](#) for locations highlighting the fireplaces in this proposal, and [Attachment 5](#) for historic and current photos of each location.

- The two fireplaces in the parlors are built into the exterior walls.
- The fireplaces in the library and the east wall of the state dining room are within a freestanding masonry four-stack with frame and plaster infill to their sides.
- The fireplace at the west wall of the state dining room was also built into an exterior wall, but one too narrow to allow for a functionally sized flue due to the lack of a fireplace on the second floor above. It has been capped and is purely decorative. It is not within this scope of work.

All the fireplaces have undergone multiple changes in use, functional elements such as flues and fireboxes, inserts, and surround/mantle/hearth detailing over time. See attached photo history.

Ima Hogg recalled from her time in the Mansion (1887-1891) that the fire boxes were built for coal inserts and were not suited for wood fires. Cast iron inserts are visible from photos as early as 1901,

and appear to be models design to withstand the heat of coal, but also sized to accept wood. Coal was a rare commodity when the Mansion was constructed in the 1850's, no records from the 1850's suggest the purchase of coal, and anecdotal evidence (such as the history of a log rolling out of the library fireplace ca. 1863-65) and historic photos (such as the attached 1919 photo) suggests they were typically used for wood fires over several generations. Inserts of the type seen in the photos were a predominantly Victorian item from the 1890's, likely added to improve their function around the time of Miss Hogg's occupancy. Cast iron inserts could accommodate coal with a hotter burn that may have improved draft, but likely were used for their added benefit of reducing the size of the firebox opening, improving the draft of smoke from any type of fire up the chimney. Still, her memory suggests their impractical size of the original fireboxes for wood fires, and their tendency to introduce unwanted smoke into the rooms, as originally designed.

The inserts seen in the photos more often have their draft covers in place after the installation of a series of air conditioning systems starting around 1930.

The chimney stacks were removed in the 1950's as a flat gypsum roof deck was installed above, rendering the fireplaces fully non-functional, and the inserts purely decorative.

The chimneys were rebuilt above the roofline and the fireplaces restored to full function in the 1980 restoration. The Board of Control and a local masonry contractor determined in 1975 and 1977 that the fireboxes were configured for coal use (see above) and required complete reconstruction, requiring improvement on the original design. The masonry flues were lined with metal flue inserts, and the fireboxes in the parlors and library were rebuilt to make the fireplaces more functional for wood burning within their masonry fireboxes without the need for inserts (see attached change order [Attachment 1](#)). A simple plaster surround and limestone hearth in keeping with the assumed original, austere 1856 finishes replaced the variety of tile and marble treatments seen in photos as early as 1901. The downstairs state dining room fireboxes were also fitted with gas lines at this time, while major work on adjacent walls allowed for routing of pipes along the side of the chimneys into the sides of the fireboxes.

Repair of the flue liners was considered during the 2007 Deferred Maintenance project due to draft issues, with the 1980 metal flue inserts leaking and showing gaps at their joints. This was transitioned to a preservation item in the 2012 restoration following the 2008 arson attack.

In the 2012 restoration, the draft issues in the parlors were addressed by completely rebuilding the parlor flues from the face of the wall above the fireboxes. This was accomplished by removing and replacing vertical sections of brick, toothing out the brick to retain full unit size, full bond, and original construction. The flues in the four-stack containing the library and east state dining room fireplaces were addressed during the full reconstruction required above the fireboxes due to physical damage from the collapse of the roof above. Chimneys were rebuilt to accommodate the new structural bond beam and restoration of the historic roofline above. The mantles, having survived the fire practically intact thanks to insulation board protecting them from construction activity at the time of the fire, were restored and reinstalled. The fireboxes, surrounds, dampers, and hearths from the 1980 restoration were retained and repaired in all locations. (With the restoration period of June 7, 2008--the day before the arson attack--there was no consideration of returning to detailing or inserts of any other previous era).

At the same time, we removed the ca. 1980 gas lines in the state dining room. The intent of removing the gas lines was to minimize cost and time required for modern interventions in the most historic

portions of the home while we were focusing on a comprehensive restoration project with many moving parts, including significant repair of other elements of the fireplaces, while retaining the restoration-period function matching the others downstairs fireplaces.

As a final note, the 2012 restoration tightened the building envelope as never before possible, allowing replacement of the 100% outside-air Dectron unit--which was installed in the 1990's to pressurize the then-leaky building--with a multi-zone ground source heat pump system relying more heavily on recirculation of interior air.

In practice now, there have been complaints about the smoke odor from burning wood fires under certain atmospheric and use conditions, despite the 1980-era reconfiguration of the fireboxes and replacement of the flues. This could be from a combination of the new air distribution systems and the limitations of improvement upon the original design possible within the footprints of the original walls. Removable, low-profile, friction-fit smoke guards have been at the top of the firebox openings to reduce the cross sectional area and provide a larger vertical distance to capture and funnel smoke up the flue. This seems to have improved the situation, but not fully resolved it. In addition to smoke from the active fireplaces, backdrafts down adjacent flues in the stack into the upstairs fireplaces have introduced smoke into the private quarters, despite the upstairs dampers being closed. Overall, their use with wood has brought to light the safety, preservation, conservation, and logistical issues not only from the smoke, but from the time and resources required to build fires in advance of gatherings, keeping them tended during large parties, monitoring them as they die down, then removing the ash. This is compounded by the fact that the public downstairs rooms are not regularly occupied except during parties, leaving fires to be built, then die down, largely unobserved unless the rooms are staffed for hours beyond what is necessary for the event itself. Indoor air quality is also a modern concern, affecting the health of occupants.

Conversion to gas seems to be the best solution for their safest and most flexible ongoing use, addressing all of the issues above, with negligible impact to historic fabric and appearance.

STATE PURCHASING AND GENERAL SERVICES COMMISSION - FPC DIV  
 P. O. BOX 13047  
 AUSTIN, TEXAS 78711

# CHANGE ORDER

# D

TO BE FILLED IN BY ARCHITECT/ENGINEER

ARCHITECT/ENGINEER	CONTRACTOR	PROJECT NO. <u>80-003-303</u>
<u>Burson, Hendricks &amp; Walls</u>	<u>Lawless &amp; Alford</u>	<u>Renovation of Gov. Mansion</u>
Firm Name	Firm Name	Project Title
<u>2708 Routh Street</u>	<u>P. O. Box 1486</u>	<u>Austin, Texas</u>
Address	Address	Project Site
<u>Dallas, Texas 75201,</u>	<u>Austin, Texas 78767</u>	<u>SP&amp;GSC</u>
City & State	City & State	Agency
<u>3-10-80</u>	<u>3-17-80</u>	<u>420 c.d.</u>
Contract Date	Work Order Date	Original Contract Period
		<u>5-10-81</u>
		Original Completion Date
		<u>4</u>
		Change Request No.

TO: Lawless & Alford  
 Contractor

CHANGE ORDER NUMBER 4

Your CONTRACTOR'S CHANGE PROPOSAL on the subject project described in brief as

ORIGINAL CONTRACT ----- \$ 745,000.00

Reactivation of fireplaces

Previous Additions \$ 96,060.45

This Change Add \$ 81,116.00

has been reviewed by the persons whose signatures are affixed hereon and is hereby approved effective immediately for incorporation into the work. Accordingly, this approval validates your CONTRACTOR'S CHANGE PROPOSAL which is attached hereto and together form the CHANGE ORDER. Pursuant to the change being accomplished, the total contract sum will be altered as shown hereon.

TOTAL ADDITIONS ----- \$ 177,176.45

Previous Deductions \$ \_\_\_\_\_

This Change Deduct \$ \_\_\_\_\_

TOTAL DEDUCTIONS ----- \$ \_\_\_\_\_

TOTAL NET CONTRACT ----- \$ 922,176.45

63 The Contract Period is hereby extended calendar days.

73 Total inclusive approved extensions calendar days.

Amended Completion Date July 22, 1981

TO BE FILLED IN BY STATE

9-17-80  
 Date

[Signature]  
 Director, FPC Div., State Purchasing and General Services Commission

Fund 01, FY 81, CC 00516

STATE Pur. & Gen. Serv. Comm. REVIEW:

All documents of this change have been reviewed by the undersigned and are recommended for approval.

9-12-80  
 Date

E. N. Major  
 Chief Construction Inspector

Mary Nell Barton  
 Fiscal Officer

[Signature]  
 Project Analyst

AGENCY APPROVAL:

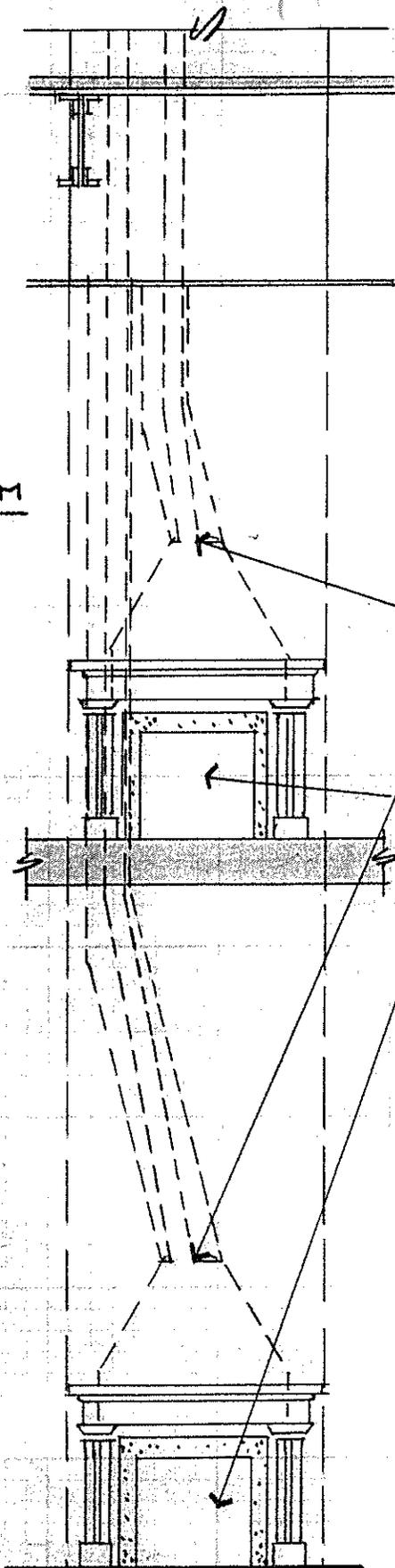
\_\_\_\_\_ Date

This CHANGE ORDER is recommended for approval and request is made for allocation of funds from the contingency reserve to cover additions to the total contract sum:

Allen B. Clark, Jr.  
 Allen B. Clark, Jr.  
 Special Assistant for Administration

Fund 01, FY 81, Cost Center 00516

RECEIVED  
 11 PM 1:1  
 CONTROL  
 DIVISION



↑  
 EXTEND CHIMNEY AS PER  
 ALTERNATE #5. MODIFY  
 CAP FOR FLUE PENETRATION

BEDROOM  
 205

NEW 6" Ø METAL FLUE W/ HOOD  
 & DAMPER FOR GAS STOVE.  
 REF. SHT. 4

REMOVE PLASTER INFILL &  
 REPOINT ORIGINAL FIREBOX  
 AS PER BASE BID

STATE  
 DINING  
 105

MATERIALS

- COMMON BRICK: ASTM C62-67
- FIRE BRICK: 'EVERLAST' FIRE BRICK,  
 SIZE TO MATCH ORIGINAL
- FLUE LINING: INERT CLAY, HARD BURNED
- FIRE BRICK MORTAR: ACME 'EVERLAST'  
 AIR-SET TYPE, HIGH TEMP.  
 CEMENT MORTAR, NARROW  
 JOINTS - 1/8" MAX.

SCALE: 1/4" = 1'-0"

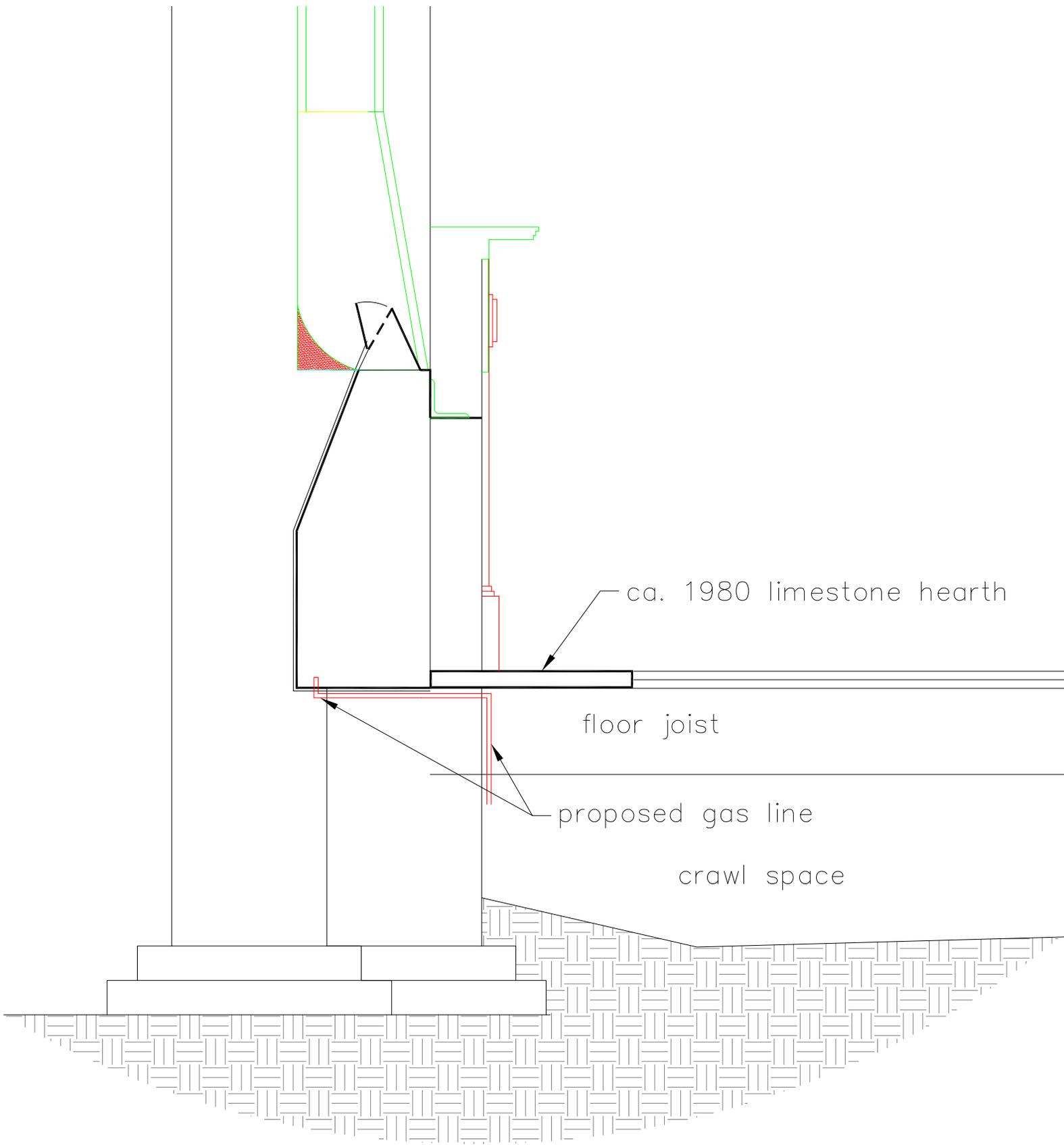
CHANGE REQUEST NO. 5



Burson, Hendricks & Walls  
 Architects and Planners  
 2708 Routh Street  
 Dallas, Texas 75201  
 (214) 826-5213  
 Members American Institute of Architects

GOVERNOR'S MANSION  
 FIREPLACE ACTIVATION  
 ROOMS 105 & 205 EAST

SHEET NO.  
 1 of 4  
 DATE  
 3-5-80



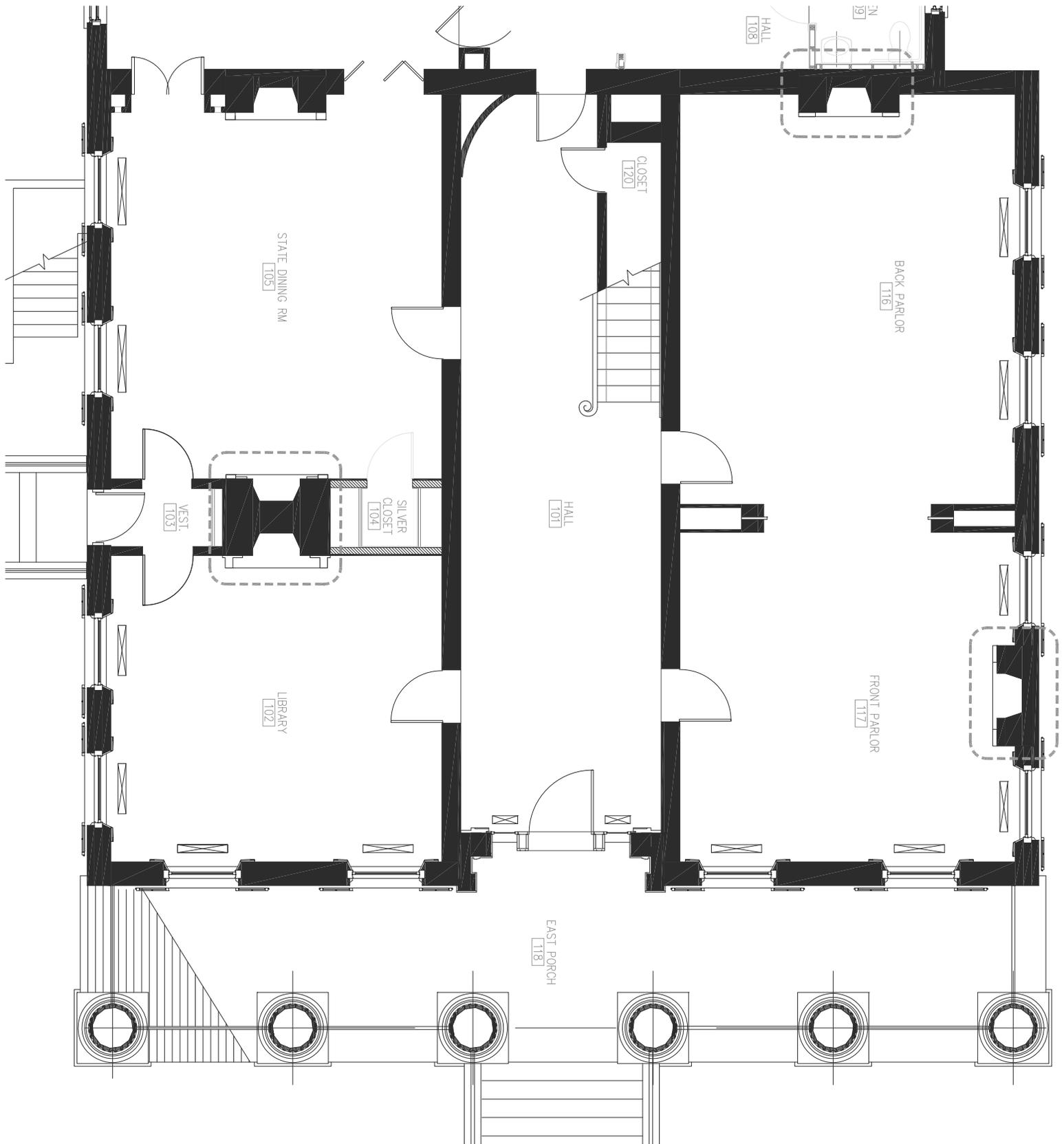
ca. 1980 limestone hearth

floor joist

proposed gas line

crawl space





## Small Parlor

1919 (Hobby) - note insert capable of burning coal, being used for wood.



## Large Parlor

2021 Large Parlor



## State Dining Room -

2021 State Dining Room



## Library

2021 Library



**Discussion and possible action regarding Historic Buildings and Structures Antiquities  
Permit #1107 related to landscape repairs and garden accessibility upgrade at the  
Texas Governor's Mansion, 1010 Colorado Street, Austin, Travis County**

**Background**

The Governor's Mansion was constructed in 1856 by master builder Abner Cook and is revered as one of the finest examples of Greek Revival architecture in Texas. All Texas governors have made it their home since the term of Elisha M. Pease. Despite a horrific fire in June 2008, it continues to retain architectural and structural integrity and has been fully rehabilitated.

The Mansion was listed as the first Recorded Texas Historic Landmark in 1962, is individually listed in the National Register of Historic Places (1970) and is designated as a National Historic Landmark (1974) and a State Antiquities Landmark (1981), proving to be one of the most recognized historic landmarks in Texas.

This permit application involves the careful removal of an existing walkway in the Connally Garden to construct an accessible ramp in its location. The new ramp will be constructed of concrete, faced with the brick from the previous walkway. A handrail will be added to comply with accessibility requirements, if needed. While the walkway is under construction, the plumbing of the Connally Fountain will also be replaced.

**Staff Recommendation**

THC staff has reviewed the permit application and supporting materials provided on June 22, 2021, by Kevin Koch, Architect of Capitol, of the State Preservation Board and finds the documentation to be sufficiently complete for issuance of a permit.

**Suggested Motion**

Move to send forward to the Commission and recommend approval to authorize the Executive Director to issue Historic Buildings and Structures Antiquities Permit #1107 for landscape repairs and an accessibility upgrade in the Connally Garden, Texas Governor's Mansion, 1010 Colorado Street, Austin, Travis County, as described in the permit application.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION
Historic Buildings and Structures

GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

1. Property Name and Location
NAME OF STATE ANTIQUITIES LANDMARK
The Governor's Mansion
ADDRESS CITY COUNTY ZIP CODE
1010 Colorado St. Austin Travis 78701

2. Project Name
NAME OR BRIEF DESCRIPTION OF PROJECT WORK
Replace steps in Connally Garden with ramp, level adjacent walk, trench and replace fountain plumbing

3. Applicant (Owner or Controlling Agency)
OWNER/AGENCY REPRESENTATIVE TITLE
State Preservation Board Kevin Koch, AIA Architect of the Capitol
ADDRESS CITY STATE ZIP CODE
201 E 14th Street Suite 950 Austin TX 78701
PHONE EMAIL
512 463 4578 kevin.koch@tspb.texas.gov

4. Architect or Other Project Professional
NAME/FIRM REPRESENTATIVE TITLE
State Preservation Board Kevin Koch, AIA Architect of the Capitol
ADDRESS CITY STATE ZIP CODE
201 E 14th Street Suite 950 Austin TX 78701
PHONE EMAIL
512 463 4578 kevin.koch@tspb.texas.gov

5. Construction Period
PROJECT START DATE PROJECT END DATE
September 2021 May 2022

PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- Preservation, Rehabilitation, Restoration, Reconstruction, Architectural Investigation, Hazard Abatement, Relocation, Demolition, New Construction

ATTACHMENTS

For all projects, please attach the following:

- Written description of the proposed project;
Project documents (plans, specifications, etc.); and
Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- Historic Structure Report, Historical Documentation, Architectural Documentation, Archeological Documentation

PROPERTY NAME: The Governor's Mansion

COUNTY: Travis

**CERTIFICATIONS**

The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at [www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits](http://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits). Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

**Applicant's Certification**

I, Kevin Koch, as legal representative of the Applicant,  
The State Preservation Board, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature


Date 6/22/2021**Project Professional's Certification**

I, Kevin Koch, as legal representative of the Firm,  
The State Preservation Board, do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature


Date 6/22/2021**SUBMISSION**

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to [hspermit@thc.texas.gov](mailto:hspermit@thc.texas.gov). Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission  
Division of Architecture  
P.O. Box 12276  
Austin, TX 78711-2276  
512.463.6094  
fax 512.463.6095  
[architecture@thc.texas.gov](mailto:architecture@thc.texas.gov)



**TEXAS HISTORICAL COMMISSION**  
*real places telling real stories*

[www.thc.texas.gov](http://www.thc.texas.gov)

**Request:**

The State Preservation Board requests permission to convert an existing stair and sidewalk to a stair and ramp at the southeast corner of the Connally Garden, and trench as necessary to replace fountain plumbing.

**Justification of need:**

The ramp is desired to provide full access to the upper level of the Connally Garden for all users. The only existing ramp to the upper level is from the back driveway, not readily accessible by guests attending events in the Connally Garden.

The fountain plumbing is original 50+ year old plumbing, and the fountain has been experiencing increasing water loss over the past few years, suggesting a buried leak.

**Design:**

The ramp was designed to meet ADA standards while minimizing visual impact on the historic formal garden. Construction is kept within the footprint of existing walkways. Working within existing flatwork footprints should minimize impact on the adjacent oak and magnolia trees; structural design will take adjacent tree roots into account, minimizing soil impact and construction depth.

Existing pavers will be salvaged and re-used. White painted brick cheek walls will complement the existing. Railings will match others on site.

While excavating flatwork, we would like to take the opportunity to cut and patch the sub-slab the remainder of the distance to the oval fountain to replace 1967 plumbing. Again, existing pavers would be salvaged and replaced. Detailed specification of plumbing is pending excavation and confirmation of type, size, and condition of existing pipe and fittings.

Attached are the original 1967 plan, 1968 photos of the area, construction plans and sections for the work in this application, and before-and-after photos from various views showing the ramp mocked up in place. Structural design is underway and should be ready by the time of the July Commission meeting, but this application indicates the full visual impact of the alteration. Like others throughout the design and construction industry, we have experienced delays in engaging and scheduling a surveyor to confirm our initial, informal site surveys and confirm exact, final slopes. We anticipate the survey will confirm our ability to convert the lower ramp run to a 1:20 accessible route, precluding the need for railings at the lower length and reducing the visual impact further; this application presents the solution we know will work within the existing topography and that has the most visual impact of the potential layouts.

**History:**

The Connally Garden was built in 1967 to provide a formal entertaining and outdoor living space for the First Family. Previous changes include replacement of the upper portions of brick wall at the passage to the 1914 porch area with a fence patterned on the 1890 Capitol fence in 1980, and removal of the south colonnade from the upper level and addition of reproduction 1890 Capitol fence around the upper garden level sometime after 1981. Otherwise the Connally Garden has largely remained intact. It was

not touched in the 2012 Restoration, other than painting the existing reproduction Capitol fence and restoring function to the Nautilus fountain.

**Application of the Secretary of the Interior's Standards:**

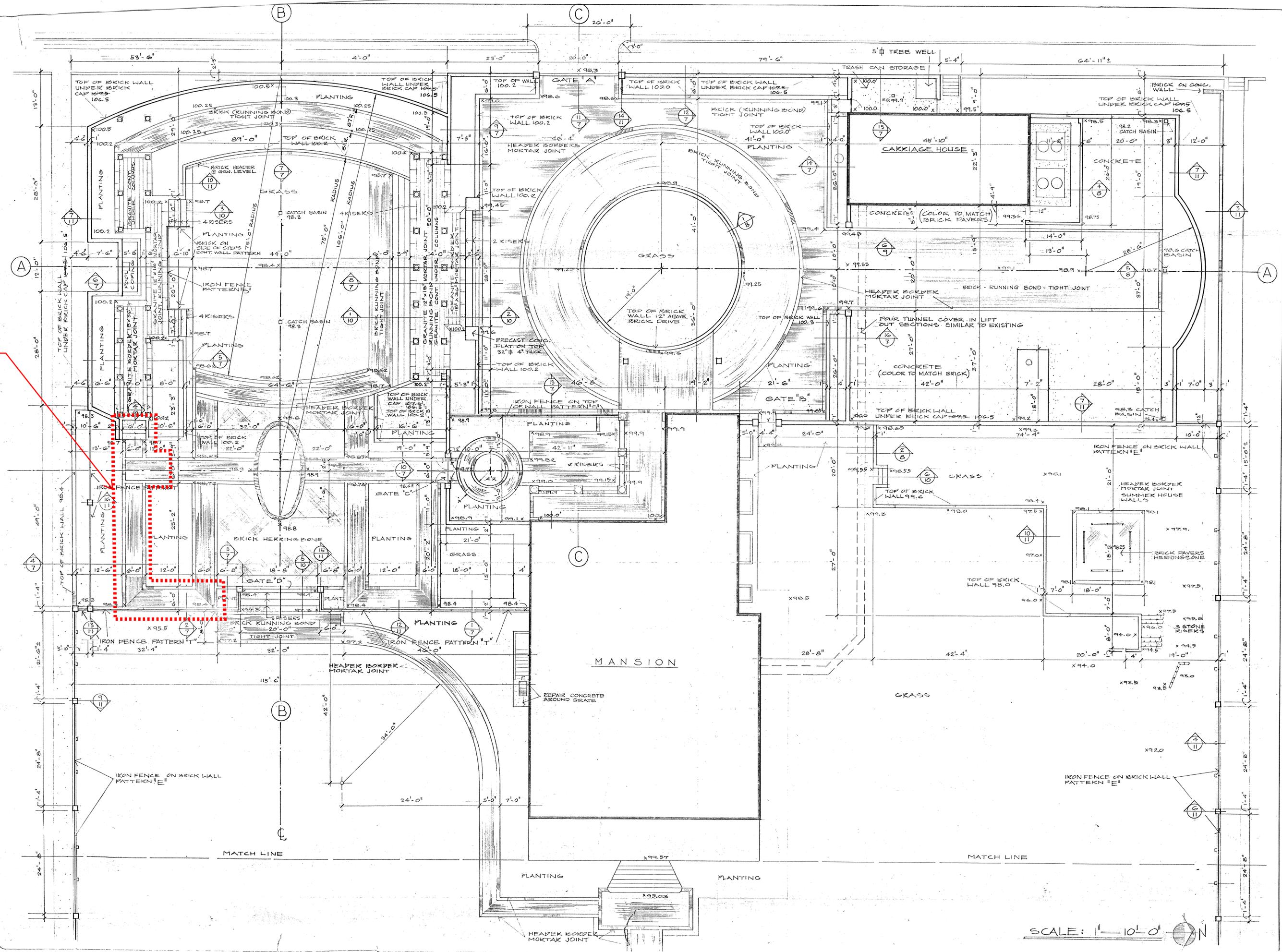
- Existing 1967 pavers will be salvaged and re-used, resulting in a consistent, historic walking surface.
- The ramp is placed at the far edge of the garden to minimize visual impact, while at the same time providing the shortest possible accessible route.
- Construction is kept within existing flatwork footprints, maintaining historic pedestrian flow.
- Railings are chosen to minimize visual impact and match those provided at the front steps in 2012, which reflect the detailing also seen at the south door from 1980.

**GOVERNOR'S MANSION GROUNDS IMPROVEMENTS**  
 SBC PROJECT NO. 7-079-309

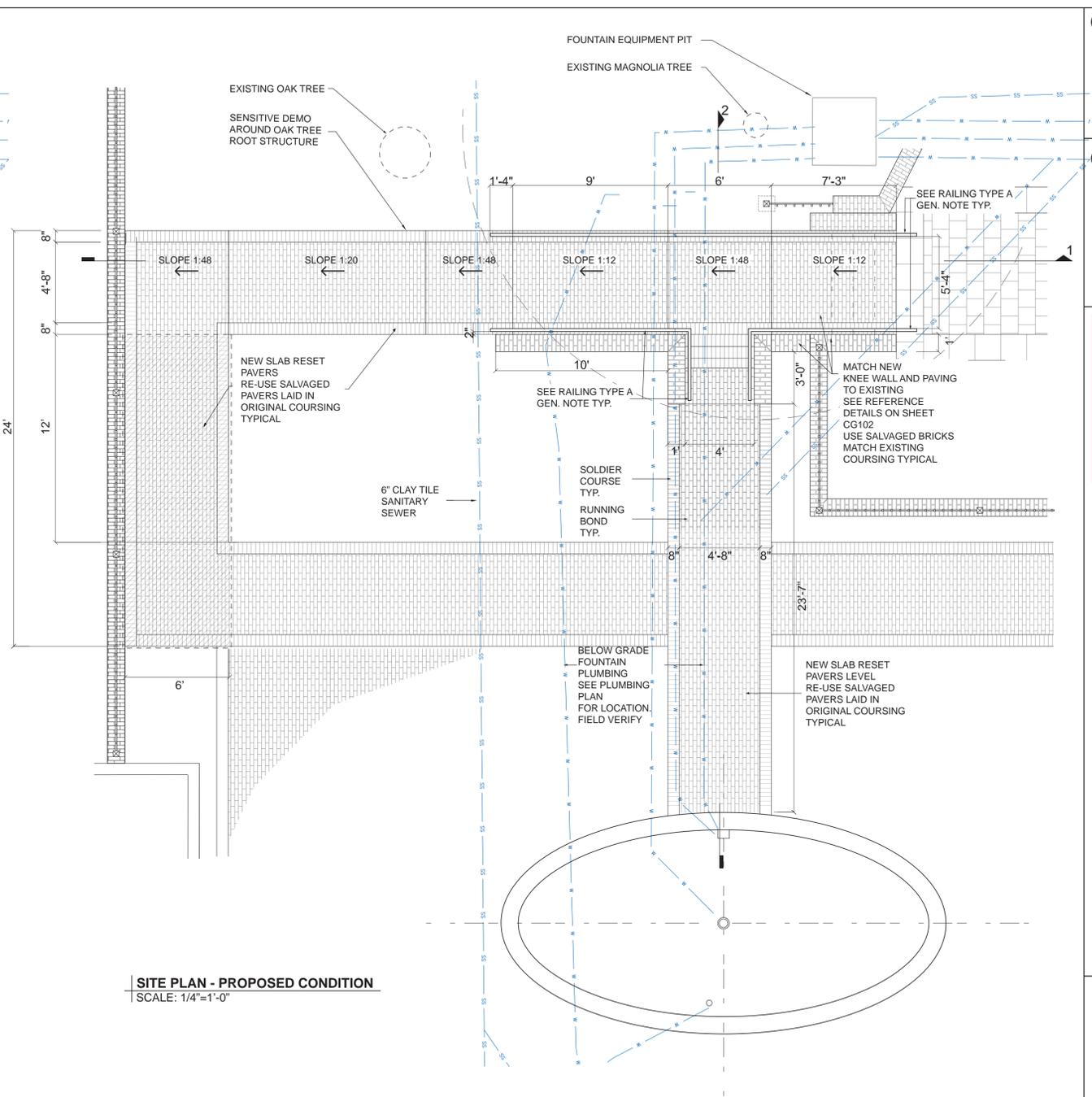
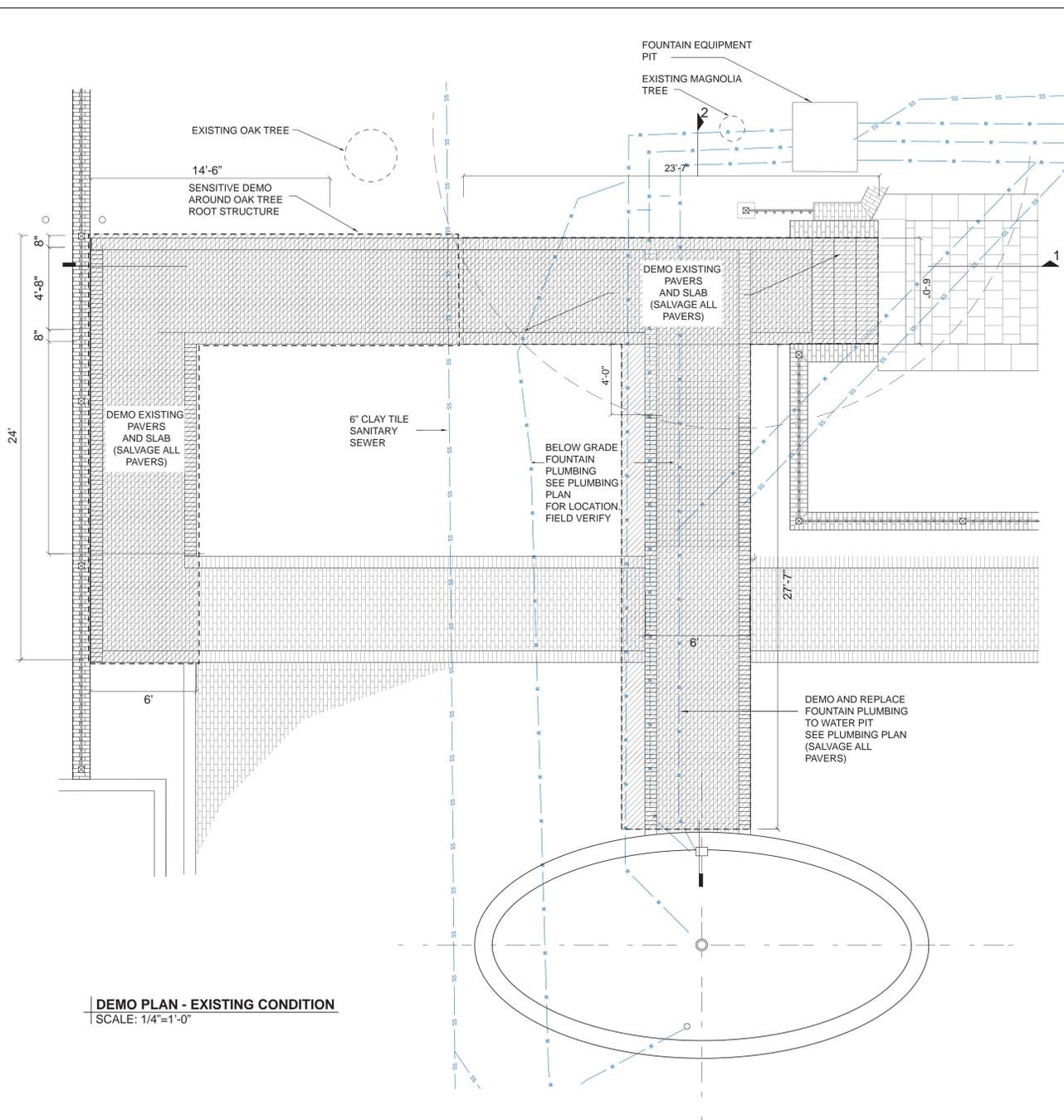
**STATE BUILDING COMMISSION**  
 409 SAM HOUSTON STATE OFFICE BUILDING, P. O. BOX 12172, AUSTIN, TEXAS 78711



Area being altered



SCALE: 1" = 10'-0" N



**DEMO PLAN - EXISTING CONDITION**  
SCALE: 1/4"=1'-0"

**SITE PLAN - PROPOSED CONDITION**  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

1. CONTRACTOR TO PERFORM SENSITIVE DEMO AROUND EXISTING KNEE WALLS, TREES, AND LANDSCAPING. (SPRINKLERS AND IRRIGATION TO BE REPAIRED AS NECESSARY.)
2. RAILING TYPE A: 1" SOLID STEEL UPRIGHTS AND RAIL CAPPED WITH JULIUS BLUM PROFILE 6513 BRONZE CAP TERMINATING IN BEVEL LAMBS TONGUE, TO MATCH EXISTING AT EAST ENTRY STEPS. ADD 1" HORIZONTAL RAIL EDGE PROTECTION - 3" ABOVE FINISHED SURFACE.

Consultant:

Client:



STATE PRESERVATION BOARD

**PRELIMINARY**

NOT TO BE USED FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION

Texas Governor's Mansion

**CONNALLY GARDEN IMPROVEMENTS**

1010 Colorado Street Austin TX 78701

Architect:

KEVIN KOCH, AIA  
TBAE Registration #22125

**Sheet Revisions**

Date	Mark	Description

Drawn by:  
Daniel Scott

Sheet Number

**CG101**

Date: 6-22-2021

Consultant:

Client:



STATE PRESERVATION BOARD

**PRELIMINARY**

NOT TO BE USED FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION

Texas Governor's Mansion

# CONNALLY GARDEN IMPROVEMENTS

1010 Colorado Street Austin TX 78701

Architect:

KEVIN KOCH, AIA  
TBAE Registration #22125

### Sheet Revisions

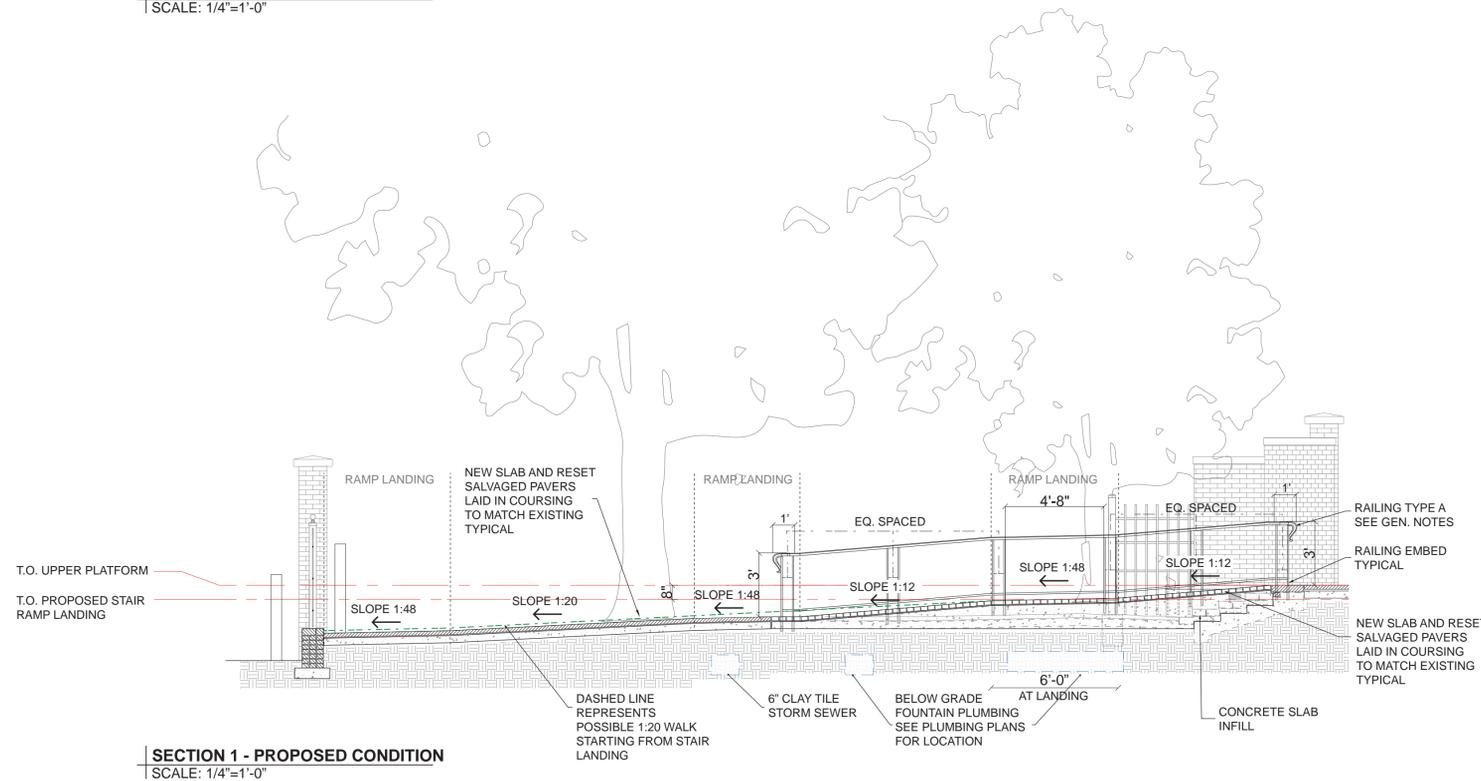
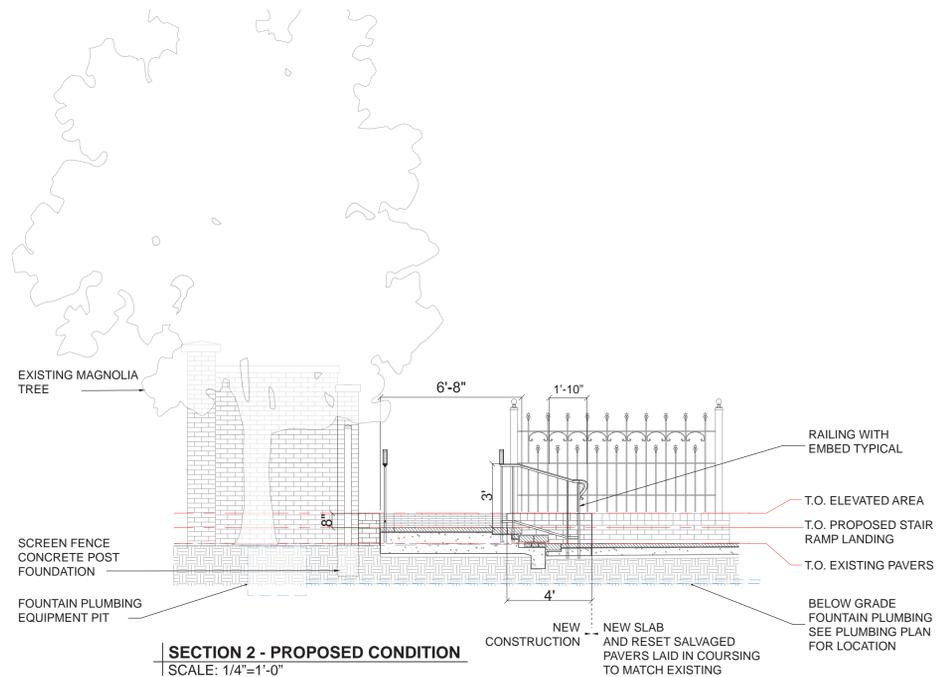
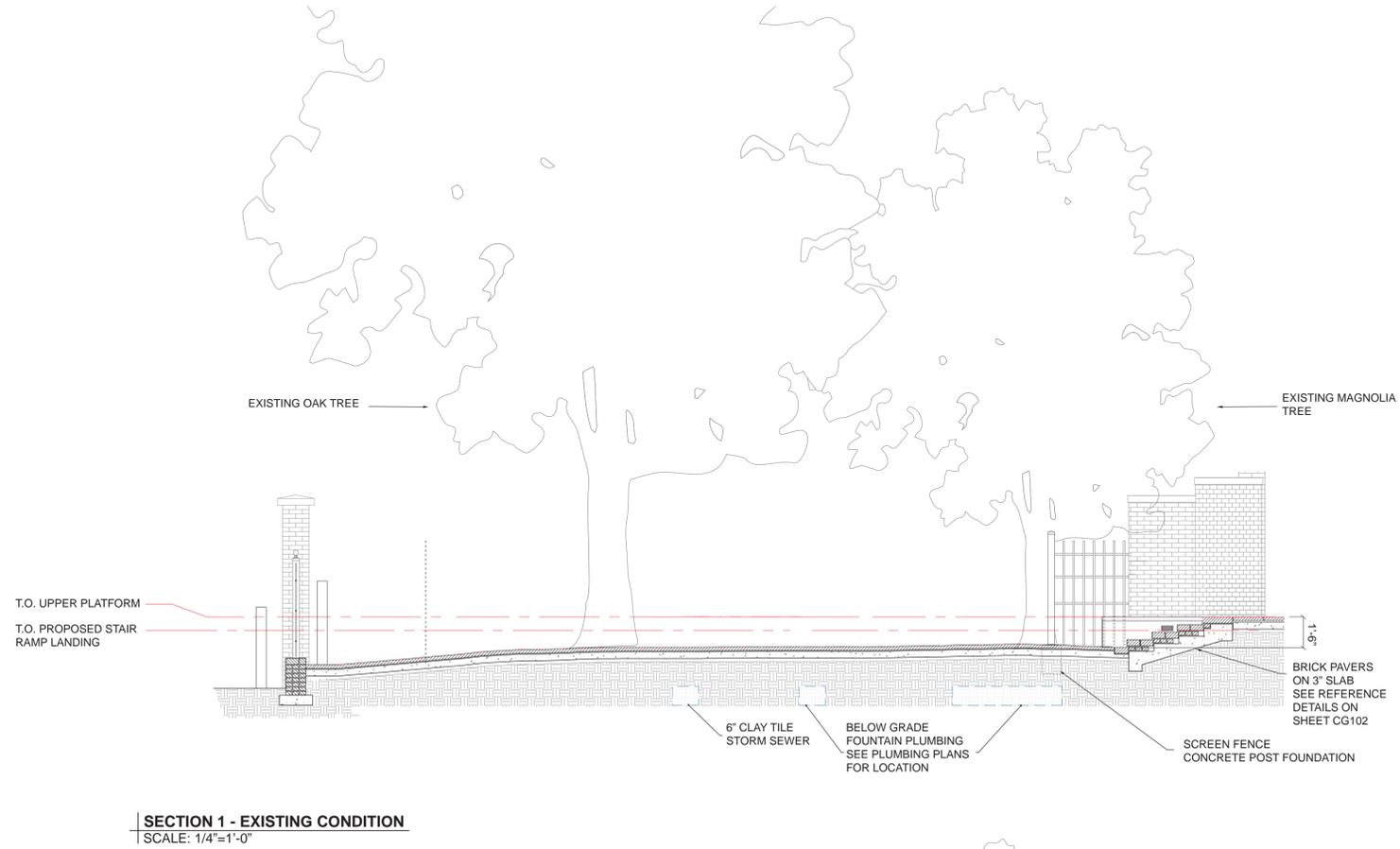
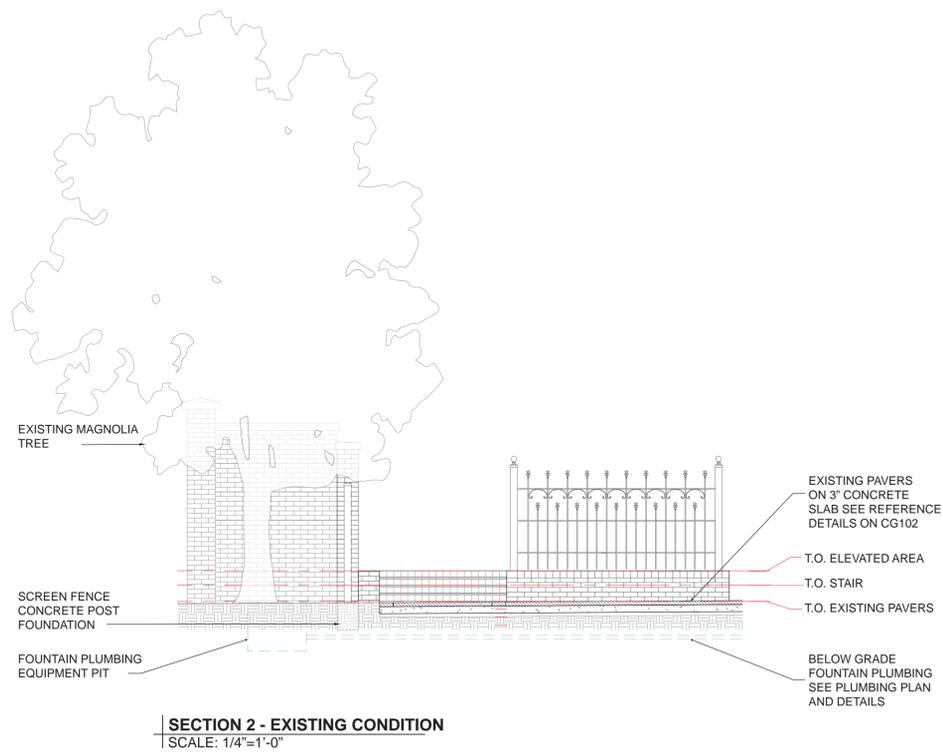
Date	Mark	Description

Drawn by:  
Daniel Scott

Sheet Number

# CG102

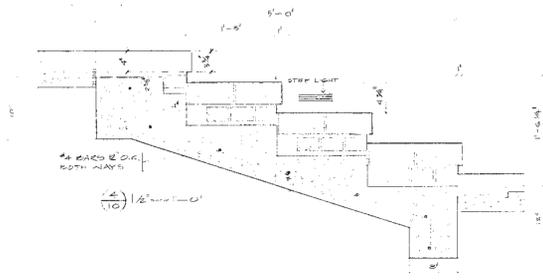
Date: 6-22-2021



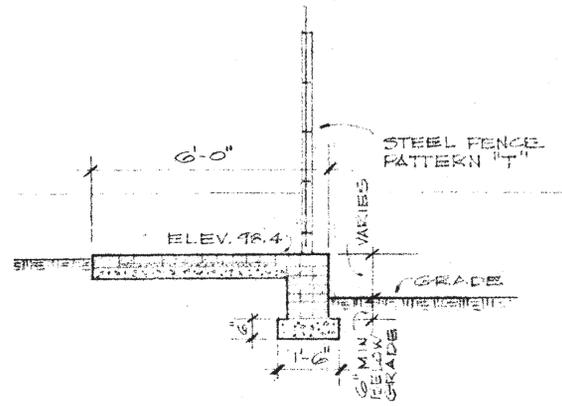
### GENERAL NOTES

1. CONTRACTOR TO PERFORM SENSITIVE DEMO AROUND EXISTING KNEE WALLS, TREES, AND LANDSCAPING. (SPRINKLERS AND IRRIGATION TO BE REPAIRED AS NECESSARY.)
2. RAILING TYPE A: 1" SOLID STEL UPRIGHTS AND RAIL CAPPED WITH JULIUS BLUM PROFILE 6513 BRONZE CAP TERMINATING IN BEVEL LAMBS TONGUE, TO MATCH EXISTING AT EAST ENTRY STEPS. ADD 1" HORIZONTAL RAIL EDGE PROTECTION - 3" ABOVE FINISHED SURFACE.

**1967 GOVERNOR'S MANSION GROUNDS IMPROVEMENTS  
REFERENCE DETAILS - PAVERS, STAIR, AND SLAB**



**EXISTING STAIR AND SLAB DETAIL**  
NOT TO SCALE



**EXISTING KNEE WALL DETAIL**  
NOT TO SCALE



**NE VIEW - EXISTING CONDITION**  
NOT TO SCALE



**NE VIEW - PROPOSED KNEE WALL**  
NOT TO SCALE

Consultant:

Client:



STATE PRESERVATION BOARD

**PRELIMINARY**

NOT TO BE USED  
FOR REGULATORY APPROVAL  
PERMITTING, OR  
CONSTRUCTION

Texas Governor's Mansion

**CONNALLY GARDEN  
IMPROVEMENTS**

1010 Colorado Street Austin TX 78701

Architect:

KEVIN KOCH, AIA  
TBAE Registration #22125

**Sheet Revisions**

Date	Mark	Description

Drawn by:  
Daniel Scott

Sheet Number

**CG103**

Date: 6-22-2021

Connally Garden Accessibility Improvements THC Application 6/25/2021

**1968 photo, view looking southwest**



Connally Garden Accessibility Improvements THC Application 6/25/2021

**1981 photo, aerial view looking southwest**



Connally Garden Accessibility Improvements THC Application 6/25/2021  
**Existing/Proposed mockup, overview looking south**



**Existing**



**Proposed**

**Existing/Proposed mockup, closer view looking south**



**Existing**



**Proposed**

**Existing/Proposed mockup, view from upper landing looking east**



**Existing**



**Proposed**

**Existing/Proposed mockup, view of leveled walk to east, looking southeast**



**Existing**



**Proposed**

## TEXAS HISTORICAL COMMISSION

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**Item 7C**  
Texas Historical Commission  
Antiquities Advisory Board Meeting  
July 26, 2021

### **Discussion and possible action regarding Historic Buildings and Structures Antiquities Permit #1113 related to constructing a greenhouse on the grounds of the Texas Governor's Mansion, 1010 Colorado Street, Austin, Travis County**

#### **Background**

The Governor's Mansion was constructed in 1856 by master builder Abner Cook and is revered as one of the finest examples of Greek Revival architecture in Texas. All Texas governors have made it their home since the term of Elisha M. Pease. Despite a horrific fire in June 2008, it continues to retain architectural and structural integrity and has been fully rehabilitated.

The Mansion was listed as the first Recorded Texas Historic Landmark in 1962, is individually listed in the National Register of Historic Places (1970) and is designated as a National Historic Landmark (1974) and a State Antiquities Landmark (1981), proving to be one of the most recognized historic landmarks in Texas.

This permit application is for the construction of an aluminum and glass greenhouse with brick base, along with associated landscape and hardscape features. The proposed location, north of the Mansion, is currently used as an in-ground kitchen garden. This project will be extended beyond the existing footprint of the kitchen garden and will incorporate both indoor and outdoor gardening areas.

#### **Staff Recommendation**

THC staff has reviewed the permit application and supporting materials provided on July 6, 2021, by Kevin Koch, Architect of Capitol, of the State Preservation Board and finds the documentation to be sufficiently complete for issuance of a permit.

#### **Suggested Motion**

Move to send forward to the Commission and recommend approval to authorize the Executive Director to issue Historic Buildings and Structures Antiquities Permit #1113 to construct a greenhouse, including landscape and hardscape features, adjacent to the existing kitchen garden north of the Texas Governor's Mansion, 1010 Colorado Street, Austin, Travis County, as described in the permit application, contingent upon review of construction documents once developed.

TEXAS HISTORICAL COMMISSION

ANTIQUITIES PERMIT APPLICATION
Historic Buildings and Structures

GENERAL PROJECT INFORMATION

Please complete the following. See detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures, for additional information.

1. Property Name and Location
NAME OF STATE ANTIQUITIES LANDMARK
The Governor's Mansion
ADDRESS CITY COUNTY ZIP CODE
1010 Colorado St. Austin Travis 78701

2. Project Name
NAME OR BRIEF DESCRIPTION OF PROJECT WORK
Build greenhouse in kitchen garden and extend flatwork of garden into adjacent level grounds area.

3. Applicant (Owner or Controlling Agency)
OWNER/AGENCY REPRESENTATIVE TITLE
State Preservation Board Kevin Koch, AIA Architect of the Capitol
ADDRESS CITY STATE ZIP CODE
201 E 14th Street Suite 950 Austin TX 78701
PHONE EMAIL
512 463 4578 kevin.koch@tspb.texas.gov

4. Architect or Other Project Professional
NAME/FIRM REPRESENTATIVE TITLE
State Preservation Board Kevin Koch, AIA Architect of the Capitol
ADDRESS CITY STATE ZIP CODE
201 E 14th Street Suite 950 Austin TX 78701
PHONE EMAIL
512 463 4578 kevin.koch@tspb.texas.gov

5. Construction Period
PROJECT START DATE PROJECT END DATE
September 2021 September 2022

PERMIT CATEGORY

Please select the category that best describes the proposed work. (Pick one.)

- Preservation, Rehabilitation, Restoration, Reconstruction, Architectural Investigation, Hazard Abatement, Relocation, Demolition, New Construction

ATTACHMENTS

For all projects, please attach the following:

- Written description of the proposed project;
Project documents (plans, specifications, etc.); and
Photographs of the property showing areas of proposed work.

Application reports may be required based on the project work or at the request of Texas Historical Commission staff. Please indicate if the following are provided with your application:

- Historic Structure Report, Historical Documentation, Architectural Documentation, Archeological Documentation

PROPERTY NAME: The Governor's Mansion

COUNTY: Travis

**CERTIFICATIONS**

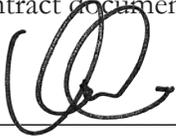
The applicant and project professional must complete, sign, and date the following certifications. The Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties are available through links from the Antiquities Permits page on our website at [www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits](http://www.thc.texas.gov/preserve/projects-and-programs/state-antiquities-landmarks/antiquities-permits). Standard permit terms and conditions are listed in the detailed instructions, How to Complete the Antiquities Permit Application for Historic Buildings and Structures. Special conditions may also be included in a permit. Please contact Texas Historical Commission staff with any questions regarding the Rules, our procedures, and permit requirements prior to signing and submitting a permit application.

**Applicant's Certification**

Kevin Koch

I, \_\_\_\_\_, as legal representative of the Applicant,  
 \_\_\_\_\_, do certify that I have reviewed and approved the plans and specifications for this project. Furthermore, I understand that failure to conduct the project according to the approved contract documents and the terms of this permit may result in cancellation of the permit.

Signature \_\_\_\_\_


Date 7/6/2021**Project Professional's Certification**

Kevin Koch

I, \_\_\_\_\_, as legal representative of the Firm,  
 \_\_\_\_\_, do certify that I am familiar with the Texas Historical Commission's Rules of Practice and Procedure and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Furthermore, I understand that submission of a completion report is required for all Historic Buildings and Structures Permits. Furthermore, I understand that failure to conduct the project according to the Rules, Standards, approved contract documents, and the terms of this permit may result in cancellation of the permit.

Signature \_\_\_\_\_


Date 7/6/2021**SUBMISSION**

Please submit the completed permit application in hard copy with original signatures to the mailing or physical address below, or electronically with scanned signatures to [hspermit@thc.texas.gov](mailto:hspermit@thc.texas.gov). Attachments, including plans and photographs, must be sent to the mailing address below or delivered to 108 West 16th St., Second Floor, Austin, TX 78701.

Texas Historical Commission  
 Division of Architecture  
 P.O. Box 12276  
 Austin, TX 78711-2276  
 512.463.6094  
 fax 512.463.6095  
[architecture@thc.texas.gov](mailto:architecture@thc.texas.gov)



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[www.thc.texas.gov](http://www.thc.texas.gov)

The State Preservation Board submits this application for proposed new construction of a greenhouse and expansion of landscape and hardscape adjacent to the existing kitchen garden north of the Governor's Mansion in accordance with 13 TAC Sec. 26.20.(a)(4).

**Justification of need:**

- The request is generated by programmatic needs.
  - The greenhouse will be used for gardening purposes: starting seedlings, overwintering of perennials, and keeping pest-prone crops protected without requiring extensive and potentially unhealthy pest management. This is in response to experiences in garden management at this downtown location over the past 10 years.
  - The greenhouse and surrounding garden area could also maximize use of the Mansion Grounds by serving double duty as a break-out area during larger events on the grounds, smaller gatherings, and as a private outdoor space for this and future First Families. The current Connally Garden, designed and used for this purpose for the past 53 years, will have reduced privacy and impact on viewsheds due to the construction of a new, 121 foot tall building directly across 10th street. Being built by the Texas Banker's Association on the location of their previous, two-story brick building, the new high-rise building will be similar in height to the E.O. Thompson state building and the AT&T switch center to the east, presenting several issues:
    - The 2nd-4th floors of the building will be a parking garage that could be available to any paying customer, providing a potential tactical observation area to the garden below.
    - There will also be a rooftop deck. It will be set back 8' to prevent noise and clear sightlines to the Mansion Grounds below, but still prevent a loss of privacy and security over the Connally Garden.
    - The large office windows over the Garden present the same issues, though presumably with more restricted access than the roof deck or garage.
    - A more enduring and certain impact on the quality of the Connally Garden for outdoor living and events will be that in the winter months the building will cast a shadow on at least a portion--if not half or more--of the Connally Garden. See attached shadow study from Google Earth views.

While the Westgate Tower north of the Mansion Grounds famously presents similar compatibility issues adjacent to historic properties, it is a half a block away, does not cast shadows toward the Mansion, has building access limited to long-term occupants which minimizes privacy and security issues, and the greenhouse provides some privacy and shelter from this vantage point. It is also worth noting that the State owns the half block to the north of the Mansion block, which would avoid a similar situation of high-rise construction across from the garden area.

Note that the entertainment function may also reduce the need for installation of tents on the southeast lawn, which temporarily impact the view of the historic Mansion and the health of the character-defining lush green lawn.

## **Design**

- The design standard will be the Hartley Botanic Victorian Grand Lodge. This company has provided greenhouses for prominent projects throughout the US, including the Tennessee Governor's Mansion.
- The superstructure is made of glass and powder coated aluminum.
- Manganese or Dark Bronze will be used to best allow the greenhouse to fade into the greenery and shadows of the rear yard (see attached color samples).
- The greenhouse will be built on brick footing walls. This brick "walling" will be painted white to complement the walls at the perimeter and dividing the back drive from the yard.
- Flatwork will be extended beyond the existing footprint of the kitchen garden to maximize use of this area by taking advantage of existing level areas in the yard. This will also take advantage of views of the Capitol, reinforcing this important historic connection between two of the State's most treasured historic resources.
- Landscaping along the east side of the improvements will shield the area from public view, maximizing privacy and ensuring the structure does not detract from the Mansion itself.
- Layout stays clear of the inner critical root zone of the oak tree, minimizes impact in the critical root zone, and retains the peach orchard planted in 2012, and continuing a long history of fruit trees in this area.
- Ground surfaces will be selected to be durable but pervious to the maximum degree possible.
- While work will occur on areas previously disturbed in 2012, guided at that time by an archeological report and informed by previous archeological reports in the same area, and observed by an archeologist during all earth-turning activity, we can conduct any archeological monitoring required.

## **Historic Use:**

- The north yard has historically been used for kitchen gardens and orchards, ornamental gardens, or open yards, with no record of any previous structures. See attached summary of historic photos.
- The Fergusons had a greenhouse in the 1930's, in the location of the current Connally Garden, so the structure has some precedent on the grounds, though short-lived.

## **Application of the Secretary of the Interior's Standards:**

- The greenhouse will complement the historic function of this portion of the grounds, which has been a kitchen garden, decorative garden, or open yard for the entirety of the Mansion's history.
- The footprint of the greenhouse will fit within the existing kitchen garden, itself in the footprint of the 1980 restoration gardens, which were themselves within the footprint of historic kitchen and decorative gardens since 1856.

- The location is at the side rear of the house, opposite the primary public entrance, not blocking or distracting from primary views of the Mansion itself or impacting any existing spatial relationships.
- The size, scale, proportion and massing does not compete with views of the Mansion from any angle; see attached 3D renderings from Colorado and the pedestrian approach to the Mansion within the Grounds perimeter, showing all possible points of view.
- The design features and materials are complementary to the character of the historic grounds and Mansion, but discernably a modern intervention.
- The design adheres to the master plan standard established in the 2010 cultural landscape report, which called for the Grounds to:

*"reflect the early history of the site near the structure while blending into the City beautiful Movement, an approach defined by structure, formal and park-like aesthetics, for the majority of the grounds..." with modest plantings or simply lawn around the house..." to "make the building appear more majestic and stately when viewed from the street...The use of lawn and large shade trees will reflect the City Beautiful Movement and park-like features will continue to be the main theme for the front of the grounds as they have since the early 1900's"*

- The project does not impact any historic material or alter the historic grading or an other spatial relationships of the buildings or site.
- The project is detached from any other structure, and is fully reversible.

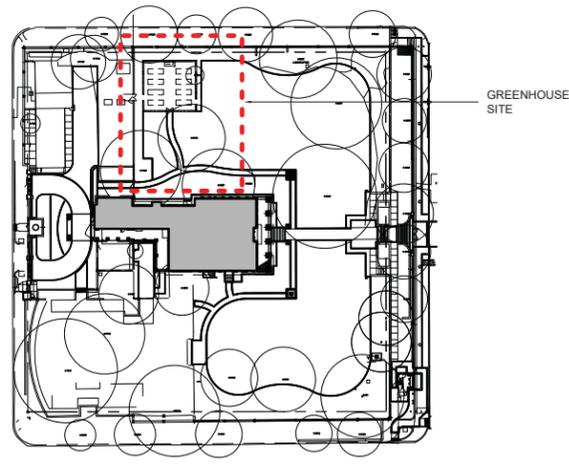
The project will be funded with private donations.

### **Conclusion:**

The Preservation Board has a statutory obligation to preserve and maintain the Governor's Mansion and protect the historical and architectural integrity of the Mansion's exterior, interior, and grounds. While we are very sensitive in our approach to managing change at the historic properties under our purview, we can support and defend this application based on the need and appropriateness of this program-driven request for new construction. State Preservation Board staff worked with stakeholders to develop a proposal we feel is sufficiently in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties to be acceptable to the Historical Commission's charge under the Texas Antiquities Code (Chapter 191). As the renderings show, the design is appropriate to the character of the Grounds and complementary to the Mansion in scale, design, and placement so as not to distract from, or otherwise negatively impact, the historic structure.

We are cognizant of the issue of setting a precedent for change requested by occupants on a historically protected site which has changed very little since the first major and historically-minded restoration in 1980. That said, the unique need presented by the rapid growth in the surrounding central business district, coupled with the use of a garden structure within the existing, historic garden space--one of the few areas of the grounds that could accommodate compatible new construction--makes this a rare occasion when such change could be appropriately made to meet the needs of the Mansion's current and future residents.

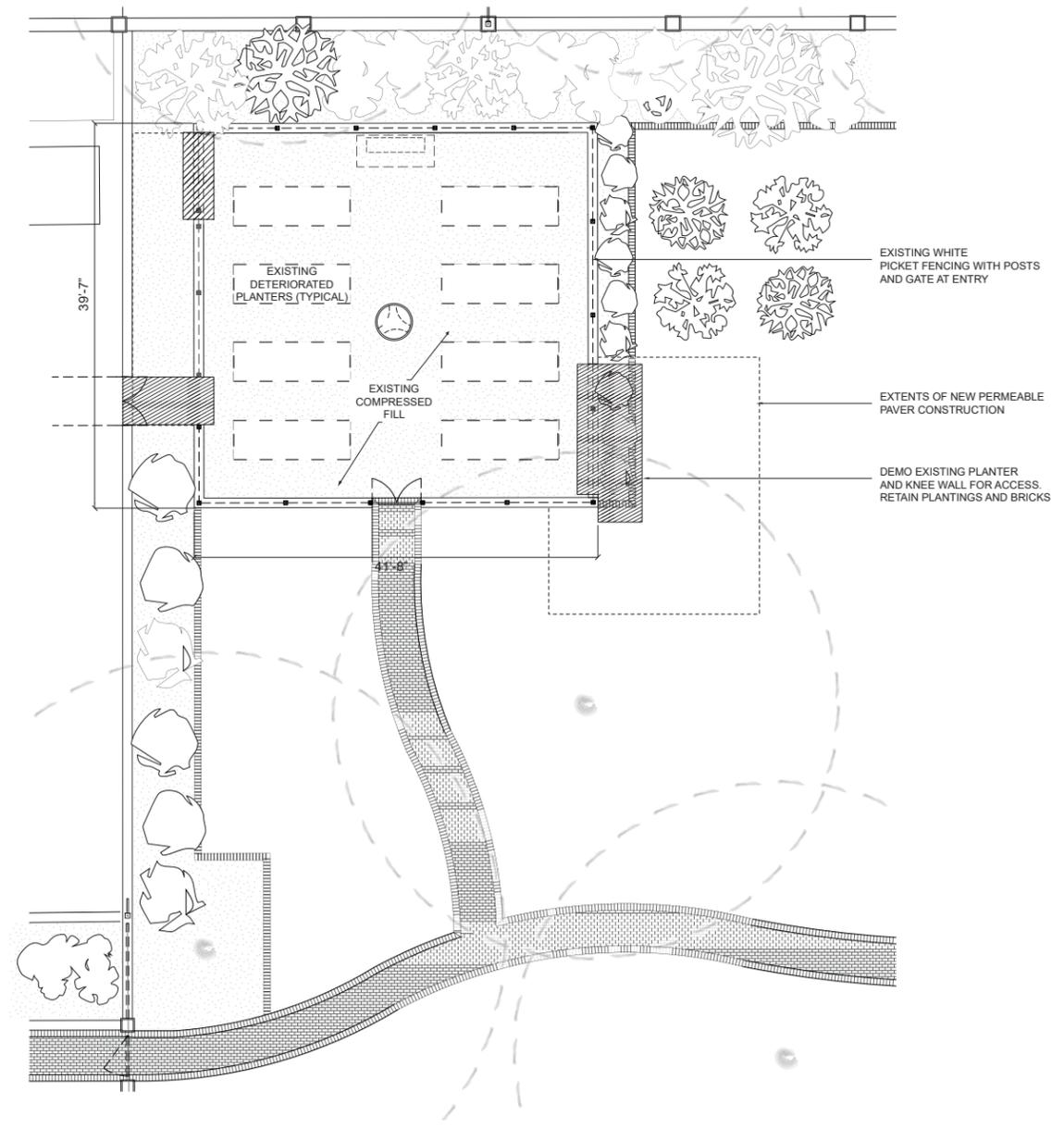
Finally, we request this application be considered for an approval in concept by the commission--rather than being considered an advance review as specified in 13 TAC Sec 26.20(a)(3)--with details approved administratively by staff leading to the final permit. This is in the interest of timely and cost-efficient progress on this project. We point to the extent of design development represented in the attached mockups, the vendor's established design of the greenhouse superstructure, the limited additional landscape improvements proposed, and lack of impact on historic fabric as justification for this request.



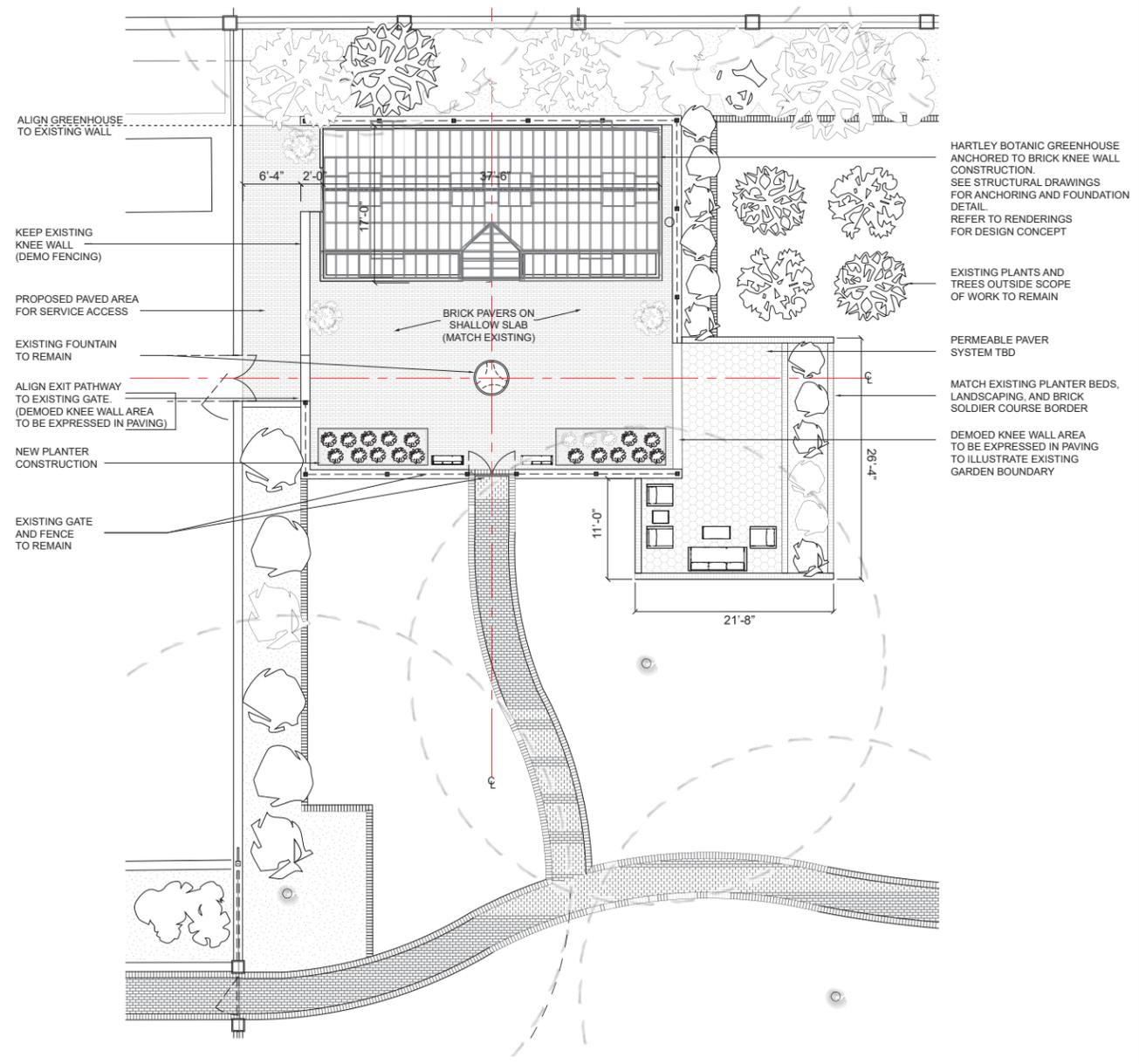
**KEY PLAN**  
NOT TO SCALE



- LEGEND**
- DEMO AREA
  - EXTENTS OF CONSTRUCTION
  - PLANTER BED
  - BRICK PAVING (MATCH EXISTING)
  - PERMEABLE PAVER SYSTEM



**SITE PLAN - DEMO**  
SCALE: 1/8"=1'-0"



**SITE PLAN - PROPOSED**  
SCALE: 1/8"=1'-0"



Consultant:



**PRELIMINARY**  
NOT TO BE USED FOR REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION

Texas Governor's Mansion  
**GREENHOUSE SITE PLAN**  
1010 Colorado Street Austin TX 78701

Architect:  
KEVIN KOCH, AIA  
TBAE Registration #22125

Sheet Revisions

Date	Mark	Description

Drawn by:  
Daniel Scott

Sheet Number  
**G 100**  
Date: 6-09-2021

View from mansion looking east - existing



View from mansion looking east - proposed



View from mansion looking northeast - existing



View from mansion looking northeast - proposed





View from Colorado and 11th - existing



View from Colorado and 11th - proposed



Primary view of Mansion facade from Colorado pedestrian plaza - existing



Primary view of Mansion facade from Colorado pedestrian plaza - proposed



View of Mansion facade from sidewalk approach inside perimeter fence - existing



View of Mansion facade from sidewalk approach inside perimeter fence - proposed



View from front walk looking toward garden - existing





View from walk to greenhouse - proposed



Aerial view - proposed

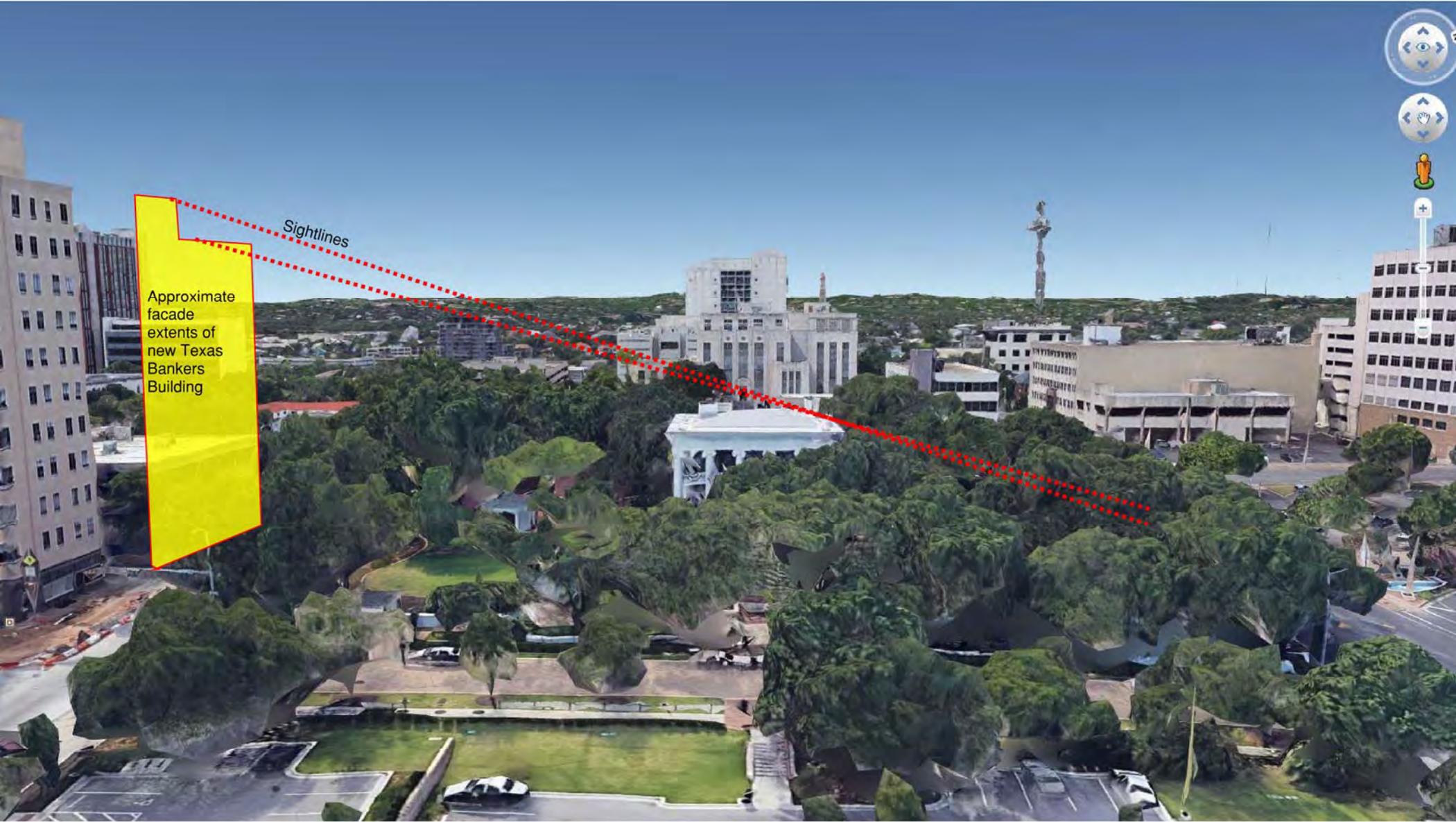


Aerial view - proposed



Sightlines

Approximate facade extents of new Texas Bankers Building



An aerial photograph of a city block. A large, multi-story building footprint is highlighted in yellow and outlined in red. The building is situated on a street corner. To the left of the highlighted building is a tall, light-colored building with a grid-like facade. To the right is a large, multi-story building with a flat roof. In the foreground, there is a large green park area with many trees. A road with a blue 'H' icon runs along the right side of the park. The text 'Approximate facade extents of new Texas Bankers Building' is overlaid on the yellow highlighted area.

Approximate facade extents of new Texas Bankers Building



Estimated November shadow



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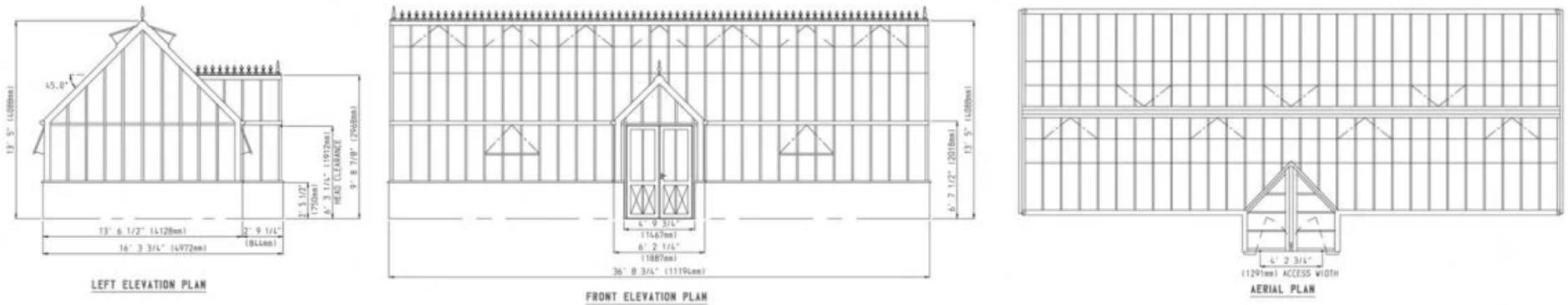
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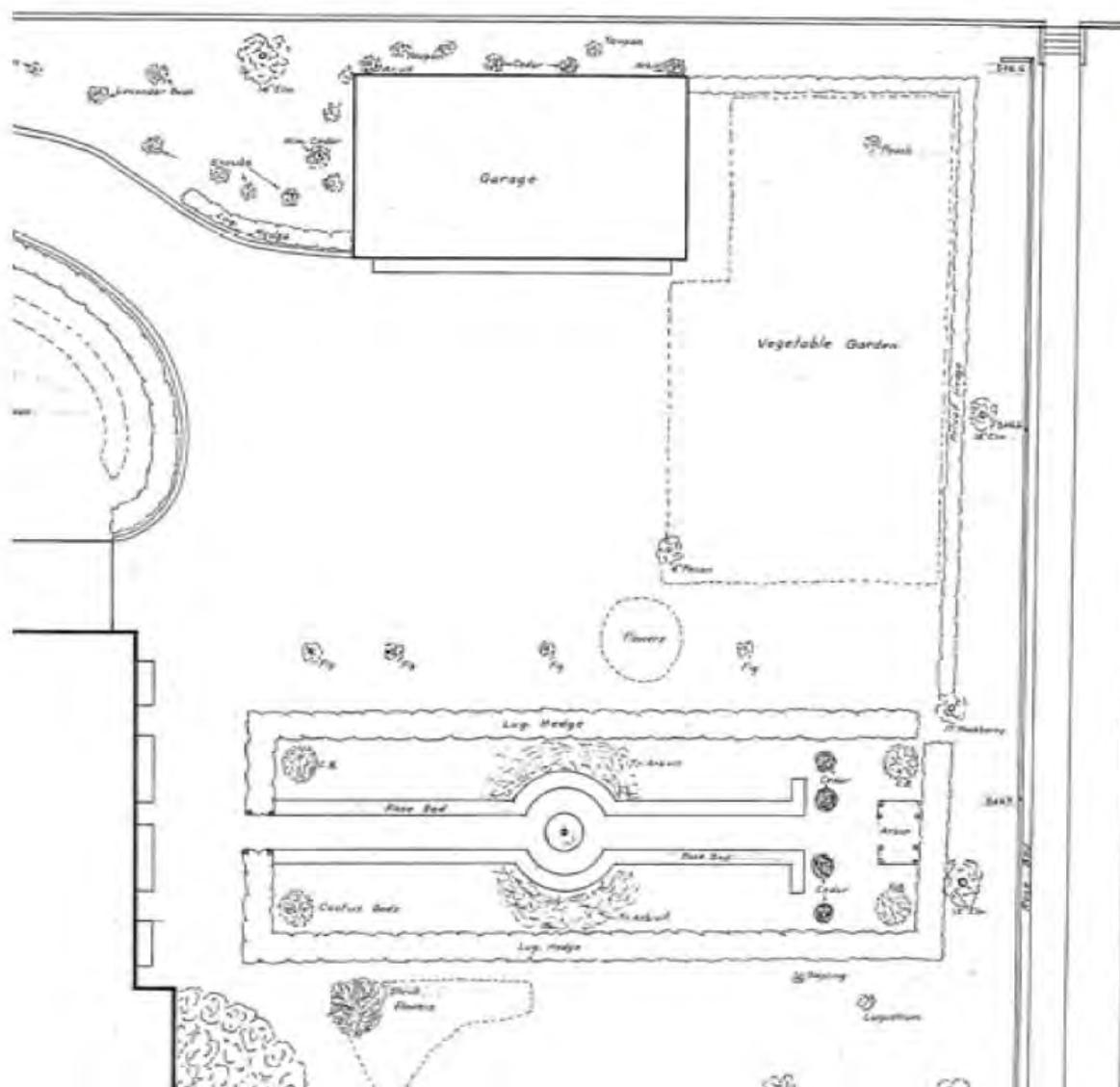
1884 - North yard looking west, showing kitchen garden



1890 - Aerial looking southwest



1906 - Aerial looking southwest



1920s - Plan of northwest corner showing formal garden of cactus, rose, and arbor



1930s - Aerial looking northeast showing formal garden to north, ca. 1915 greenhouse in location of current Connally Garden



1967 - Looking southeast over north lawn, showing open play yard



1981 - Looking northeast from mansion over north lawn to Capitol, showing formal terraces, brick in existing footprint of today's kitchen garden.

ITEM # 8