Architecture Committee

April 27, 2023

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORICAL COMMISSION

AGENDA
ARCHITECTURE COMMITTEE

Embassy Suites Austin Central
Agave A-B
5901 N. Interstate Hwy 35
Austin, TX 78723
April 27, 2023
10:30 a.m.
(or upon adjournment of the 10 a.m. Archeology Committee, whichever occurs later)

This meeting of the THC Architecture Committee 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.

1. **Call to Order** – *Committee Chair Limbacher*
   A. Committee member introductions
   B. Establish quorum
   C. Recognize and/or excuse absences

2. **Consider approval of the January 31, 2023 Architecture Committee meeting minutes** – *Limbacher*

3. **Division of Architecture update and Committee discussion, including updates on staffing, federal and state architectural reviews, courthouse preservation, disaster assistance, trust fund grants, and historic preservation tax credit projects (Item 9.1)** – *Brummett*

4. **Courthouse Advisory Committee update (Item 9.2)** – *Limbacher*

5. **Consider approval of the recapture of funds from and/or supplemental funding to previously awarded Texas Historic Courthouse Preservation Program projects (Item 9.3)** – *Brummett*

6. **Adjournment** – *Limbacher*

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 Paige Neumann at (512) 463-5768 at least four (4) business days prior to the meeting so that appropriate arrangements can be made.

TEXAS HISTORICAL COMMISSION

MINUTES
ARCHITECTURE COMMITTEE

DoubleTree Suites by Hilton Hotel
Phoenix Ballroom South
6505 N IH 35
Austin, TX 78752
January 31,2023
11:26 a.m.

Note: For the full text of action items, please contact the Texas Historical Commission at P.O. Box 12276, Austin, Tx 78711 or call 512-463-6100

Committee members in attendance: Chair Laurie Limbacher and commissioners David Gravelle, Garrett Donnelly, and Lilia Garcia

Committee members absent: Commissioners Earl Broussard, Monica Burdette, and Tom Perini

1. **Call to Order**
   The meeting was called to order at 11:26 a.m. by Committee Chair Laurie Limbacher. She announced the meeting had been posted to the *Texas Register,* was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that the notice was properly posted with the Secretary of State's Office as required.

   A. **Committee member introductions**
   Chair Limbacher welcomed everyone and called on each commissioner to individually state their name and the city in which they reside.
   B. **Establish quorum**
   Chair Limbacher reported a quorum was present and declared the meeting open.
   C. **Recognize and/or excuse absences**
   Commissioner Garrett Donnelly moved to approve the absence of Commissioner Broussard, Commissioner Burdette, and Commissioner Perini. Commissioner Gravelle seconded the motion, and the motion passed unanimously.

2. **Consider approval of the October 17, 2022, Architecture Committee Minutes**
   Chair Limbacher called for a motion to approve the meeting minutes. Commissioner Gravelle motioned, Commissioner Garcia seconded the motion, and the motion passed unanimously.

3. **Division of Architecture Update and Committee Discussion**
   Architecture Division Director Elizabeth Brummett provided an update on the division's activities. For the Historic Tax Credit Program, she discussed the Marfa Wool and Mohair Warehouse project completed by the Judd Foundation. Ms. Brummett provided background information about Donald Judd, the Chianti Foundation, and the listing of the Central Marfa Historic District in the National Register of Historic Places, which will open tax credit opportunities to other properties in downtown Marfa. Ms. Brummett gave an update on the Texas Historic Courthouse Preservation Program, including construction updates on Round XI grant recipients at Callahan, Taylor, and Mason counties. Ms. Brummett then provided an update on repair work completed at the Reedy Chapel African Methodist Episcopal Church through a Fiscal Year 2020 Texas Preservation Trust Fund grant. Ms. Brummett discussed the Disaster Assistance Program and work at the Scottish Rite Temple in Galveston, which is seeking state tax credits for work beyond the grant-funded work. Ms. Brummett represented the agency at the City of Gonzales's

rededication of the Gonzales Museum and the Eggleston House, which recently received substantial preservation work. She explained that during the past quarter, the Federal and State Review program has finalized several agreement documents to resolve adverse effects of federal undertakings on above-ground cultural resources across the state. The successful Section 106 consultation on these projects allowed for compromise solutions that resulted in the preservation of cultural resources while allowing much needed federally funded and permitted improvements to the associated sites. Ms. Brummett concluded with staff updates on the Federal and State Review team.

4. **Consider adoption of amendments to the Texas Administrative Code, Title 13, Part 2, Chapter 13, sections 13.1–13.3, 13.6, and 13.7 related to the Texas Historic Preservation Tax Credit Program with changes to the text as published in the August 19,2022 issue of the *Texas Register* (47 Tex Reg 4899)**
   Ms. Brummett clarified to the committee that this item had previously come before them. She stated the proposed amendments were published in *Texas Register* on August 19, 2022, and that no comments were made. Ms. Brummett stated that the revisions under consideration by the committee address editorial requirements of the *Texas Register*, internal consistency in referring to the application parts, and other typographical errors. Commissioner Limbacher moved that the committee send forward to the commission to consider the adoption of amendments to the Texas Administrative Code, Title 13, Part 2, Chapter 13, sections 13.1–13.3, 13.6 and 13.7 related to the Texas Historic Preservation Tax Credit Program with changes to the text as published in the August 19, 2022 issue of the *Texas Register*. Commissioner Donnelly seconded the motion, the motion passed unanimously.

5. **Consider approval of appointments to a Courthouse Preservation Program Advisory Committee**
   Ms. Brummett presented that the purpose of the Courthouse Advisory Committee is to advise the commission in current matters concerning the Texas Historic Courthouse Preservation Program. The selection of the members should consider geographic diversity, population, area of expertise, and/representation of the public interest. Ms. Brummett provided the Architecture Committee with a list of proposed members with related areas of expertise and a list of proposed topics for the Courthouse Advisory Committee to discuss. Commissioner Donnelly motioned to send forward to commission the approval the appointments to a Courthouse Advisory Committee. Commissioner Gravelle seconded the motion, the motion passed unanimously.

6. **Adjournment**
   Committee Chair Limbacher called the meeting to adjournment at 11:53 a.m.

Quarterly Report

Division of Architecture
January–March 2023

FEDERAL AND STATE REVIEW

During the second quarter of FY 2023, Division of Architecture (DOA) staff completed 155 reviews under Section 106 of the National Historic Preservation Act of 1966, issued 11 permits for State Antiquities Landmark properties, reviewed 57 Recorded Texas Historic Landmark properties, and provided oversight and guidance to 18 active Texas Preservation Trust Fund architecture grant projects.

With multiple staff recently joining the Federal and State Review program, travel has provided an opportunity for team members to become better acquainted with significant historic properties in their regions.

In January, Central Texas and Military Project Reviewer Alexander Shane and Division Director Elizabeth Brummett traveled to **Fort Sam Houston**, a National Historic Landmark district within Joint Base San Antonio. U.S. Army leadership invited staff to tour current and future projects on post, including rehabilitation and interpretation of the apartment once occupied by Lt. Dwight D. Eisenhower and his newlywed wife, Mamie.

East Texas Project Reviewer Jonathan Moseley visited various Hurricanes Harvey, Irma, and Maria Emergency Supplemental Historic Preservation Fund (HIM-ESHPF) grant project sites with Program Coordinator Lisa Hart in late January. The purpose of the trip was to obtain status updates and to deliver required project signs. Staff visited **Victoria College** in Victoria; **Wood** Mansion in Bayside; **Fulton Mansion** and **Rockport School** in Rockport; **Corpus Christi International Airport, Nueces County Courthouse,** and the **Ritz Theater** in Corpus Christi; and the **Michell-Simmons House** in Refugio.

South and West Texas Project Reviewer Sheena Cox traveled to El Paso during the week of February 27–March 4 to visit historic sites including **La Hacienda**, **Old Fort Bliss**, the **Magoffin Home**, and **Sacred Heart Catholic Church**. While in El Paso, she met with representatives from the city and attended the **Texas State Historical Association's annual conference** in downtown El Paso. At the three-day event, Cox engaged with staff from the El Paso County Historical Association, professionals from the University of Texas at El Paso, and attendees with diverse affiliations from across the state.

North Texas Project Reviewer Katharine Sheldon will travel to the **Layland Museum** in Cleburne and **Nance Farms** in De Soto. At the Layland Museum, she will discuss the repointing of the brick walls of the building, as well as assist in plans to install an elevator as an addition. At Nance Farms, Sheldon will review the master plan for the site and meet with members of the community who have expressed concerns about changes to the building and its use.

TEXAS PRESERVATION TRUST FUND GRANTS

The THC received 37 initial applications on February 6 for the Texas Preservation Trust Fund (TPTF) **FY 2024 grant round**. These included five heritage education and 32 architecture projects, totaling over $1.6 million in funding requests. Over $700,000 of the requested funds are for Panhandle area and City of Dallas earmarked funds, which became available starting with the FY 2024 grant cycle as a result of respective mitigation efforts. Successful projects from the initial application round will be invited to participate in the Project Proposal application stage this summer.

HURRICANE HARVEY EMERGENCY SUPPLEMENTAL HISTORIC PRESERVATION FUND (HIM-ESHPF)

Much work remains on the individual projects visited in the Corpus Christi-Rockport area (see Federal and State Review above). Nevertheless, planning and physical work are progressing, and the projects should be successfully completed by the end of the grant program in 2024.

Lisa Hart participated in the Real Places **Main Street America workshop**, "Getting Your Downtown Ready: Tools and Resources for Disaster Preparedness." The workshop updated participants on what the THC and local governments have been doing to raise awareness about the impact of disasters on historic resources and shared feedback received during the public involvement stage of the Statewide Preservation Plan.

PRESERVATION TAX CREDITS

During this quarter, the **Texas Historic Preservation Tax Credit** (THPTC) program received 7 Part A, 7 Part B, 9 Part B amendment, and 8 Part C applications.

Since the date of the last quarterly narrative, **Certificates of Eligibility** were issued for eight completed projects in Abilene, Austin, Dallas, Galveston, Lubbock, and San Antonio. (See highlights for newly certified projects.) Qualified expenses for these projects total over $50 million. A total of 381 projects have now been certified since the beginning of the program in 2015, with $3.2 billion in qualified expenses.

The **Federal Rehabilitation Tax Credit** program received 6 Part 1, 4 Part 2, 9 Part 2 amendment, and 3 Part 3 applications. Eight projects were certified by the NPS this quarter.

Tax credit staff made site visits to potential and completed projects in Abilene, Austin, Brenham, Bryan, Houston, Lubbock, Paris, San Antonio, and Uvalde.

Project Reviewer Austin Lukes gave an evening presentation to property owners in Paris, arranged by the Paris Main Street team. We have had a number of recent applications from downtown Paris and look forward to supporting their projects.

At the end of March, Program Coordinator Caroline Wright spoke on a webinar hosted by Preservation Texas for its Texas Rural African American Heritage Grants Program.

COURTHOUSE PRESERVATION PROGRAM

THCPP-Funded Construction Projects

The structure of the south portico at the **Callahan County Courthouse** in Baird is being stabilized and repaired in addition to the replacement of deteriorated concrete at the perimeter of the building and site. Drilling of deep piers to stabilize the foundation of the **Lee County Courthouse** in Giddings is complete. Next, the load-bearing walls opened to access grade below basement will be infilled, the concrete basement floor repoured, and the foundation waterproofed. Mechanical, electrical, and plumbing system installation is underway at the **Mason County Courthouse** in Mason, with scheduled completion in late summer 2023. Construction on the full restoration of the **Polk County Courthouse** in Livingston began at the end of February, following finalization of the guaranteed maximum price. Exterior restoration work, including masonry cleaning, repairs, and repointing is underway at the **Taylor County Courthouse** in Abilene.

Non-Grant Courthouses

The **1914 Nueces County Courthouse** in Corpus Christi is threatened with demolition following decades of neglect and vacancy. The county received over $2.2 million in Texas Historic Courthouse Preservation Program funding in 2001–2002 to restore a single wing of the building to demonstrate the viability of full restoration of the courthouse. In 2019, the county also received a $150,000 HIM-ESHPF grant to fund a structural assessment, and the final report has not yet been received. Negotiations with the county to outline mitigation for the potential loss of the easement-protected building are underway.

Stewardship

Nearly 30 courthouse stewards braved the ice storm to attend stewardship training offered through the 2023 Real Places conference in February. Karnes County received this year's Texas Land Title Association (TLTA)-sponsored 2023 Courthouse Stewardship Award, accompanied by a $2,000 check for maintenance of the **1894 Karnes County Courthouse** in Karnes City. The Karnes County facility manager, Rene Montalvo, works closely with their courthouse program reviewer and regularly attends stewardship training while diligently maintaining the courthouse.

STAFF UPDATES

Three new staff members started in mid-February to see through the HIM-ESHPF program to successful completion by March 31, 2024.

Sharon Fleming has returned to the agency after having retired in April 2020. She began her 25-year career with the agency as a project reviewer, then joined the THCPP program shortly after its creation. She served as Division of Architecture Director for five years, including oversight of the division's response to Hurricane Harvey, the agency's successful application to NPS for HIM-ESHPF funds, and establishment of initial staffing for the program.

Lisa Harvell has also returned from retirement. She had over a three-decade career with the agency and began working with the TPTF program shortly after it was created. Many aspects of the HIM-ESHPF program are based on her successful operation of that well established grant program.

Finally, **Andrew Miller** has joined the team, bringing over a decade of experience in architecture and project management. He worked at Architexas as a project manager, where his work involved scheduling, budgeting, and construction administration for preservation projects. Subsequently, he oversaw bond-funded projects for Austin Independent School District and was a project manager for the Texas General Land Office, including management of work at the Alamo.

Round 9 Construction Status Report

4/4/2023

	Pre-Construction							Construction									Post-Construction								
County & Round	Reviewer	Grant Award & Balance	Ack Form	Funding Agree	Easement	Arch Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Bid Tally Sheet	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion	Project Completion	Rededication	Architect	Contractor	Status Notes
Cameron 9 Emergency Construction	Tania Salgado	$450,000.00 $0	■	■	■	■	■	■	■	12/04/2016	■	■	■	■	7/26/2018	□	■	■	■	3/29/2019	4/29/2019	N/A	Ford, Powell & Carson, Inc.	SpawGlass	Complete
Fannin 9 Full Restoration	James Malanaphy	$5,600,000.00 $601,301.00	■	■	■	■	■	■	N/A	01/01/2018	■	■	■	■	4/1/2018	■	□	□	□	4/28/2022	5/1/2023	3/11/2022	ArchiTexas Dallas	Phoenix 1	Awaiting the completion of some punch list items and the Completion Report.
Karnes 9 Full Restoration	Tania Salgado	$4,093,559.00 $0	■	■	■	■	■	■	■	10/14/2015	■	■	■	■	11/1/2015	□	■	■	■	1/29/2018	3/2/2018	4/7/2018	Fisher-Heck Architects	MJ Boyle	Complete
Kleberg 9 Emergency Construction	Tania Salgado	$450,000.00 $0	■	■	■	■	■	■	■	11/1/2018	□	■	■	■	1/29/2018	□	■	■	■	4/8/2019	5/8/2019	N/A	Komatsu Architecture	JC Stoddard	Complete
Lynn 9 Full Restoration	Eva Osborne	$5,149,905.00 $0	■	■	■	■	■	■	■	12/01/2016	■	■	■	■	5/1/2017	□	■	■	■	10/1/2019	2/1/2019	7/20/2020	Komatsu Architecture	Stoddard Construction Management	Complete
San Saba 9 Full Restoration	Eva Osborne	$4,911,105.00 $0	■	■	■	■	■	■	■	08/25/2017	■	■	■	■	12/8/2017	□	■	■	■	5/1/2020	11/1/2019	3/4/2020	ArchiTexas Austin	JC Stoddard	Complete
Willacy 9 Emergency Construction	Tania Salgado	$402,970.00 $196,197.89	■	■	■	■	■	■	■	03/01/2017	■	■	■	■	11/1/2021	■	□	□	□	TBD	5/1/2023	N/A	Limbacher & Godfrey	SpawGlass	HVAC system installation approved and functioning. Contractor preparing closeout documentation for the emergency grant construction project.

Count:
7

Total Funds Awarded:
$21,057,539.00

Funds Remaining:
$967,048.00

Round X Construction Status Report

4/4/2023

	Pre-Construction							Construction									Post-Construction								
County & Round	Reviewer	Grant Award & Balance	Ack Form	Funding Agree	Easement	Arch Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Bid Tally Sheet	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion	Project Completion	Rededication	Architect	Contractor	Status Notes
Camp 10e Emergency Construction	James Malanaphy	$417,576.00 $0	■	■	■	■	■	■	□	12/12/2019	■	■	■	■	1/5/2020	□	■	■	■	12/15/2020	1/15/2021	N/A	Komatsu Architecture	Joe R. Jones Construction	Complete
Falls 10 Full Restoration	Susan Tietz	$5,832,430.00 $0	■	■	■	■	■	■	■	06/01/2019	■	■	■	■	12/9/2019	□	■	■	■	10/12/2021	10/1/2021	10/16/2021	Komatsu Architecture	Stoddard Construction Management	Complete
Goliad 10e Emergency Construction	Tania Salgado	$205,995.00 $0	■	■	■	■	■	■	■	10/10/2018	■	■	■	■	1/9/2019	□	■	■	■	11/22/2019	11/22/2019	N/A	Wiss Janney Elstner Associates Inc	Phoenix 1	Complete
Kimble 10e Emergency Construction	Tania Salgado	$318,176.00 $0	■	■	■	■	■	■	■	11/30/2018	■	■	■	■	7/1/2019	□	■	■	■	4/2/2020	5/15/2020	N/A	Hutson Gallagher	Joe R. Jones Construction	Complete
Lee 10e Emergency Planning	James Malanaphy	$44,170.00 $0	■	■	■	■	■	■	■	N/A	■	■	■	■	N/A	□	■	■	■	N/A	5/1/2021	N/A	Sparks Engineering	N/A	Complete
Limestone 10e Emergency Construction	James Malanaphy	$438,854.00 $88,422.00	■	■	■	■	■	■	■	07/15/2021	■	■	■	■	9/1/2021	□	□	□	□	1/31/2022	1/31/2022	N/A	Komatsu Architecture	MRI Builders	Awaiting Final Reimbursement Request.
Lipscomb 10 Full Restoration	Eva Osborne	$5,050,906.00 $0	■	■	■	■	■	■	■	09/14/2018	■	■	■	■	1/9/2020	□	■	■	■	4/30/2021	5/30/2021	7/3/2021	Arthur Weinman Architects	Premier Metalwerks	Complete
Marion 10 Full Restoration	James Malanaphy	$4,682,610.00 $0	■	■	■	■	■	■	■	09/01/2018	■	■	■	■	10/1/2018	□	■	■	■	1/15/2021	2/15/2021	5/22/2021	Komatsu Architecture	MRI Builders	Complete
Menard 10 Full Restoration	Eva Osborne	$1,382,388.16 $0	■	■	■	■	■	■	■	03/29/2019	■	■	■	■	8/1/2019	□	■	■	■	11/23/2020	11/23/2020	N/A	Stan Klein Architect, LLC	Stoddard Construction Management	Complete
Milam 10e Emergency Construction	Susan Tietz	$60,012.00 $0	■	■	■	■	■	■	■	04/01/2019	■	■	■	■	8/15/2019	□	■	■	■	12/1/2019	12/1/2019	N/A	ArchiTexas Austin	MRI Builders	Complete

Count
13

Total Funds Awarded
$23,665,090.16

Funds Remaining:
$1,489,077.00

Round 10 Master Plan Update Grants Status Report

4/4/2023

County	Round	Reviewer	Grant Award	Remaining	Agreement	Contract	Schematic	Design	65%	95%	Architect	Contact	Notes
Bandera	10MP	Tania Salgado	$ 50,000.00	$ 50,000.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Awaiting Reimbursement Request
Bell	10MP	James Malanaphy	$ 22,500.00	$ -	■	■	■	■	■	■	EIKON Consulting	Michael Tubiolo	Complete
Blanco	10MP	Betsy Frederick-Rothwell	$ 50,000.00	$ -	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson	Complete
Burnet	10MP	Susan Tietz	$ 44,900.00	$ -	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Complete
Chambers	10MP	Greta Wilhelm	$ 50,000.00	$ -	■	■	■	■	■	■	ArchiTexas Dallas	Jay Firsching	Complete
Clay	10MP	Eva Osborne	$ 50,000.00	$ -	■	■	■	■	■	■	Harper Perkins	Charles F. Harper	Complete
Coleman	10MP	Eva Osborne	$ 50,000.00	$ -	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Complete
Collin	10MP	James Malanaphy	$ 44,000.00	$ -	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Duval	10MP	Tania Salgado	$ 50,000.00	$ -	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Frio	10MP	Tania Salgado	$ 50,000.00	$ -	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Grayson	10MP	James Malanaphy	$ 50,000.00	$ -	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Hall	10MP	Eva Osborne	$ 46,655.00	$ -	■	■	■	■	■	■	Arthur Weinman	Arthur Weinman	Complete
Hutchinson	10MP	Eva Osborne	$ 50,000.00	$ -	■	■	■	■	■	■	Barham & Associates	Michael Barham	Complete
Jefferson	10MP	Susan Tietz	$ 50,000.00	$ -	■	■	■	■	■	■	LaBiche Architectural	Dohn LaBiche	Complete
Kimble	10MP	Tania Salgado	$ 44,625.00	$ -	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson	Complete
Kleberg	10MP	Tania Salgado	$ 49,500.00	$ 49,500.00	■	■	■	■	■	■	Komatsu Architecture	Charlie Kearns	Awaiting Updated Schedule
Limestone	10MP	James Malanaphy	$ 43,000.00	$ 43,000.00	■	■	■	■	■	■	Komatsu Architecture	Charlie Kearns	Awaiting Reimbursement Request
Mason	10MP	Eva Osborne	$ 49,900.00	$ -	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
McLennan	10MP	James Malanaphy	$ 44,900.00	$ -	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Randall	10MP	Eva Osborne	$ 50,000.00	$ -	■	■	■	■	■	■	Hutson Gallagher	Tracy Hutson	Complete
Robertson	10MP	Betsy Frederick-Rothwell	$ 40,000.00	$ -	■	■	■	■	■	■	ArchiTexas Dallas	Jay Firsching	Complete
Taylor	10MP	Eva Osborne	$ 20,000.00	$ -	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Upshur	10MP	James Malanaphy	$ 44,000.00	$ -	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete
Willacy	10MP	Tania Salgado	$ 50,000.00	$ -	■	■	■	■	■	■	Limbacher & Godfrey	Laurie Limbacher	Complete
Wise	10MP	James Malanaphy	$ 50,000.00	$ -	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete

Count: 25 **Total Funds Awarded:** $1,143,980.00 **Funds Remaining:** $142,500.00

Round 11 Construction Status Report

3/21/2023

	Pre-Construction						Construction								Post-Construction								
County & Round	Reviewer	Grant Award & Balance	Funding Agreement	Easement	Architect Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion	Estimated Construction Completion	Rededication	Architect	Contractor	Status Notes
Callahan 11 Full Restoration	Eva Osborne	$4,684,891.00 $2,534,301.00	■	■	■	■	■	■	6/1/2021	■	■	■	7/1/2021	■	□	□	□	TBD	1/11/2024	TBD	Komatsu Architecture	Stoddard Construction Management	Basement waterproofing has begun and windows are being repaired and painted. New elevator chase and enclosed stair are in process; structural issues being addressed by structural engineer; Geo-thermal well placement determined and tree removal complete. District Courtroom ceiling determined to be free of asbestos.
Duval 11 Emergency Construction	Tania Salgado	$1,400,000.00 $938,456.00	■	■	■	■	■	N/A	6/1/2021	■	■	■	1/18/2022	■	□	□	□	TBD	2/24/2023	N/A	ArchiTexas Austin	Premier Metalwerks	All work is complete and ready to be punched with the exception of a few items.
Lee 11 Emergency Construction	Dan Valenzuela	$1,970,149.00 $1,231,872.00	■	■	■	■	■	□	7/15/2021	■	■	■	3/3/2022	■	□	□	□	TBD	4/1/2023	N/A	Sparks Engineering	JC Stoddard	All foundation /stabilization work complete. French drain installation and foundation waterproofing underway.
Mason 11 Full Restoration	Eva Osborne	$10,140,119.00 $5,067,789.00	■	■	■	■	■	■	2/1/2022	■	■	■	1/15/2022	■	□	□	□	TBD	12/1/2023	TBD	ArchiTexas Dallas	Stoddard General Contractors	Masonry repairs, roof replacement and window installation continue. Additional structural concerns at the porches resulted in recommendations about varying heights of columns in relation to the porch surface. Scaffolding has been removed and building envelope is secure so interior plaster and woodwork restoration has begun. The cupola was raised April 19, 2023 with community organized celebration.
Newton 11 Special Appropriation	James Malanaphy	$1,100,000.00 $1,100,000.00	■	□	□	□	□	□		□	□	□		□	□	□	□	TBD	6/1/2023	N/A			Awaiting architect contract and verification of scope from the county.
Polk 11 Full Restoration	Dan Valenzuela	$4,744,746.00 $4,699,369.00	■	■	■	■	■	□	12/1/2022	□	□	□	4/1/2023	□	□	□	□	TBD	3/1/2024	TBD	Komatsu Architecture	JC Stoddard	Contractor selected. Project undergoing price negotiations.
Taylor 11 Full Restoration	Eva Osborne	$5,980,000.00 $5,278,690.00	■	■	■	■	■	■	1/5/2021	■	■	■	4/22/2021	■	□	□	□	TBD	8/17/2023	TBD	ArchiTexas Austin	Joe R. Jones Construction	Shop Drawings pending approval. Inventory for historic furniture is in process and benches have been approved for Commissioner's Courtroom. Mock-ups of wood replacement windows have been approved.

Count:
10
Total Funds Awarded:
$23,378,984.00

Funds Remaining:
$23,216,558.00

Round 11 Planning

4/4/2023

County	Round	Reviewer	Grant Award	Remaining	Agreement	Easement	Contract	Schematic	Design	65%	95%	Architect	Contact
Kimble	11	Tania Salgado	$378,489.00	$378,489.00	■	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson
Washington	11	Betsy Frederick-Rothwell	$713,130.00	$0	■	■	■	■	■	■	■	Architexas	Susan Frocheur
Willacy	11	Tania Salgado	$803,359.00	$803,359.00	■	■	■	■	■	■	□	Limbacher & Godfrey	Laurie Limbacher
Wise	11	James Malanaphy	$787,753.00	$0	■	■	■	■	■	■	■	Komatsu Architecture	Karl Komatsu

Total Funds Awarded: $2,682,731.00 **Funds Remaining:** $1,181,848.00

Round 12 Counstruction Status Report

3/21/2023

	Pre-Construction						Construction							Post-Construction						
County & Round	Reviewer	Grant Award & Balance	Funding Agreement	Easement	Construction In Progress	Bid Documents	NTP To Bid	Bid Period Start	Construction Contract	SAL Permit Issued	NTP to Construction	Construction Start	Estimated Completion	Substantial Completion	Rededication Date	Insurance Certificate	Completion Report	Architect	Contractor	Status Notes
Hall 12 Full Restoration	Eva Osborne	$5,953,345.00 $5,953,345.00	■	□	□	■	■	4/15/2023	□	□	□					□	□	Arthur Weinman Architects (Weinman)		Funding Agreement executed. Awaiting Site Survey for Easement attachment before that document can be excecuted.
Kimble 12 Full Restoration	Tania Salgado	$5,294,242.00 $5,294,242.00	□	□	□	■	■	2/8/2023	■	□	□	5/1/2023	6/1/2024			□	□	Hutson Gallagher (Hutson)	JC Stoddard	Reviewer working closely with County and Architect to resolve issues related to Funding Agreement and Easement Attachments. Funding Agreement has been signed but not executed.
Upshur 12 Full Restoration	James Malanaphy	$5,218,363.00 $5,218,363.00	■	□	□	■	■	4/1/2023	□	□	□					□	□	Komatsu Architecture (Komatsu)		Awaiting bid documents and easement attachments.
Wise 12 Full Restoration	James Malanaphy	$5,162,247.00 $5,113,284.00	■	□	□	■	■	1/15/2023	■	□	□	5/1/2023	12/1/2024			□	□	Komatsu Architecture (Komatsu)	Premier Commercial Group (Odom)	Contractor selected. Pre-construction meeting will be held before construction begins in May 2023.

Round 12 Planning

4/4/2023

County	Round	Reviewer	Grant Award & Balance	Funding Agreement	Easement	Architect Contract	Schematic Design	Design Development	65%	95%	Completion Report	Architect
Comanche County Courthouse	12	Eva Osborne	$928,061.00 $928,061.00	■	□	■	□	□	□	□	□	Komatsu Architecture, Inc.

Total Funds Awarded: $928,061.00 **Funds Remaining:** $928,061.00

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

Witte Building 1893

San Antonio • Bexar County • Texas

History

The George Witte Building was constructed as a mercantile building, which over time has housed a drugstore, restaurants, and a variety of retail establishments. Curiously, the Witte has changed from being a mid-block building at the time of its construction to its present-day status as a corner building. This change is a result of the river bypass channel that was cut through this section of downtown in the 1920s to alleviate flooding concerns, which was the cause of demolition of many of the Witte Building's neighbors. It new occupies a key corner at an intersection of the River Walk. The building originally had a high-style, elaborate Italianate design with a sculpted parapet and projecting cornices and balconies, which unfortunately were lost to deterioration and alterations over time.

Rehabilitation Project

The tax credit programs were transformational for the Witte Building, which is a remarkable survivor in the face of neglect and intensive new development in the heart of downtown. The goal of saving the Witte and other buildings spurred the designation of the Downtown and River Walk Historic District in 2018. The building received a full interior and exterior rehabilitation, where many of the missing architectural elements were recreated on the facade, as well as the missing full-height wooden porches on the rear. An external elevator, built in partnership with the City of San Antonio, services the Witte as well as the adjacent River Walk.

DESIGNATION: Contributing resource within the San Antonio Downtown and River Walk National Register Historic District

HISTORIC USE: Offices and retail

CURRENT USE: Apartments, offices, and retail

TOTAL COST: $7,928,5444

QUALIFIED EXPENSES: $7,813,629

CERTIFIED: March 2, 2023

CONTACT: Douglas Architects; Crockett Urban Ventures; Fisher Heck Architects; Guido Construction

Also certified for federal tax credits.

For more info
www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

Annie & Stephen Richardson House 1919

Denton • Denton County • Texas

History

The Richardson house was built in a neighborhood of Craftsman houses in the early 20th century to house the growing population of Denton. It stayed within the Richardson family for several generations, and many of the residents contributed to the development of the city and the University of North Texas. When it left the Richardson family's ownership in 1972, the house was still used as a private residence until it was acquired by the current ownership, who rehabilitated it into a rental unit.

Rehabilitation Project

Having so few owners since, its construction, the Richardson house had a great deal of deferred maintenance that required repair or replacement. Original plumbing and electrical was removed and replaced due to it no longer meeting code requirements. Historic imagery was used to determine original colors and window appearance to base the rehabilitation design on. An addition was carefully built to the rear of the house, and is out of sight from the street. By adding this additional bedroom, the house was able to attract a larger group of tenants and ensure that the building serves as a residence in the future.

DESIGNATION: Listed in National Register as contributing to the West Denton Residential Historic District

HISTORIC USE: Residential

CURRENT USE: Rental residential

CERTIFIED: January 11, 2023

CONTACT: Historic Denton, Inc.

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

St. Mark's Methodist Church 1940

Houston • Harris County • Texas

History

Built in 1940, the Gothic Revival St. Mark's Church is located in a residential neighborhood in Houston and has operated continuously since its construction, with a classroom and children's wing addition built in 1960. The limestone clad structure is held up by timber beams to create the large sanctuary space located at one of the two wings of the building. In September 2019, the education wing suffered a fire and the resulting damage caused the church to temporarily close.

Rehabilitation Project

Historic tax credits were able to serve as a tool for the congregation to rebuild the education wing after the 2019 fire, as well as introduce several life safety updates and code requirements for accessibility. The education wing retained its double loaded hallway while updating the classroom spaces behind to be able to serve as gathering spaces for social functions. The copper roof was repaired and replaced where needed, and the roof structure was reinforced in case of inclement weather. Finally, the exterior masonry was cleaned and repaired to maintain the church for the next several decades.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Church

CURRENT USE: Church

TOTAL COST: $10,040,000

QUALIFIED EXPENSES: $3,270,000

CERTIFIED: February 28, 2023

CONTACT: St. Mark's Methodist Church; SWCA Environmental Consultants

Certified for state credits only.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

Uvalde Rexall 1919

Uvalde • Uvalde County • Texas

History

Uvalde was founded as the town of Encina in 1853, and was located at the crossroads of Spanish and Native American trails. When it became the county seat of the newly organized Uvalde County, the town was renamed to match. (Both the county and city were named after Spanish governor Juan de Ugalde, who led multiple military operations in the late 18th century in what is now Mexico.) The corner property now known as the Uvalde Rexall was constructed in 1919 as an auto garage, but in 1940 it received a dramatic modernization for use as the Speir Bros. Walgreens drugstore. Later alterations to the storefront were made in 1973.

Rehabilitation Project

Although this is a simple building, developers took pride in restoring it to its mid-twentieth-century appearance as a drugstore and soda fountain. Besides major upgrades to systems, the project included restoration of the previous streamlined storefront configuration, as well as new finish-out on the interior that replicated the previous design. Historic photographs of the Walgreens drugstore were the inspiration for the interior finishes of the "soda fountain" space, which includes checkerboard pattern flooring, counter stools, and glass pendant lights.

DESIGNATION: Contributing resource within the Uvalde Downtown National Register Historic District

HISTORIC USE: Auto garage, drugstore

CURRENT USE: Retail

CERTIFIED: January 23, 2023

CONTACT: Post Oak Preservation Solutions; Garg Designs; Uvalde Drugstore Cowboys, LLC.

Also certified for federal tax credits.

For more info
www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

505 E. Travis Street 1914

San Antonio • Bexar County • Texas

History

The San Antonio Light newspaper company was originally founded as the Evening Light in 1881, but five years later expanded to a daily full-service newspaper with a 20-page Sunday edition, becoming one of the city's main newspapers and featuring sections such as opinion pages, sports and fashion, and household hints. The early twentieth century brought expansion and ownership changes to the company, and in 1914 this building was constructed as the paper's new headquarters. The Light only occupied the space for 15 years, relocating in 1931 to their newly constructed, larger Spanish Revival building on Broadway. Since then, this original building has been home to a variety of office and retail tenants. The ground level originally bore traditional storefronts and a cornice and crest matching the ones at the roof level, but this was heavily modernized in the mid-twentieth century.

Rehabilitation Project

This project converted this under-utilized office building into short-stay rental apartments, with retail at the ground level and a small amenity space in a new rooftop addition. Sightlines were carefully studied to ensure the rooftop addition is minimally visible from the street. As part of the rehabilitation, the building received all new systems, new roofing, and new upper windows to replicate those that had been lost on the front elevation; the historic fire windows on the side and rear elevations were still intact and were retained. The historic lobby remains in the interior, and the upper floors now feature comfortable furnished rental units.

DESIGNATION: Contributing resource within the San Antonio Downtown and River Walk National Register Historic District

HISTORIC USE: Printing, offices

CURRENT USE: Apartments, retail

TOTAL COST: $8,512,724

QUALIFIED EXPENSES: $6,701,088

CERTIFIED: March 1, 2023

CONTACT: MacRostie Historic Advisors (now Ryan, Inc.); Welty Architecture; DEI Contractors (developer); Metropolitan Contracting; Sonder

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

Great Plains Life Insurance Co. 1955

Lubbock • Lubbock County • Texas

History

This 20-story high-rise in downtown Lubbock was built to house the titular insurance company's offices in the mid-to-late 20th century. Similar to many International Style towers, the building uses the two-part vertical block and horizontal base arrangement to maximize its size on its lot while also stretching above its neighbors. In 1970, an F5 tornado struck the city and damaged the tower, leading to a series of repairs during the next decade. The building was used as a case study in the development of the Fujita Scale used for categorizing tornados. Since construction, the GPLIC building has been highly visible in the Lubbock skyline.

Rehabilitation Project

No longer used as an office space, the GPLIC building lay vacant for many years until the late 2010s, in which it was acquired by current ownership to be converted into housing. This work retained the hallways in their original locations and divided up the floorplate behind into apartment units, complete with new mechanical and plumbing to serve the residences. The ample lighting through the repaired windows allows for excellent views of the west Texas landscape.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Office

CURRENT USE: Residential rental

CERTIFIED: February 10, 2023

CONTACT: Metro Tower Housing Partners, LP; Rosin Preservation

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

Taft Public Housing 1962

Taft • San Patricio County • Texas

History

The small city of Taft had its origin as Taft Ranch, which was an operation of the Coleman-Fulton Pasture Company. Taft Ranch developed into a company town in 1909; only nine years later, the company pulled out and the entire town was put up for sale at auction. When the town was no longer under private ownership, it began a new phase of development as a standard railroad town. The 1962 Taft public housing complex was constructed with federal HUD funding. It was built in two geographically separate pockets, as it was originally racially segregated. The small northern section was constructed to house African American residents, and the larger southern section was constructed for white and Hispanic residents. The complex is a neighborhood of low-slung gabled duplexes and a few small two-story buildings, with units ranging in size from 1 bedroom to 4 bedrooms. A small expansion to the complex in 1972 added more housing units on the same model.

Rehabilitation Project

This project took advantage of historic tax credits as well as Low Income Housing Tax Credits to revitalize these apartments. Both the north and the south sections of the Taft Public Housing complex were rehabilitated for continued use as housing. This work included asbestos abatement, installation of new roofs and mechanical systems, new kitchens and bathrooms, and new flooring. Historic features including breeze block panels, entry doors, and screen doors were retained, as well as original wood wall paneling that was featured inside the living rooms of each apartment. This respectful rehabilitation retained the simple mid-century design of the housing complex while updating it for modern use.

DESIGNATION: Listed as Taft Public Housing Development (North) and Taft Public Housing Development (South), National Register Historic Districts

HISTORIC USE: Residences

CURRENT USE: Residences

CERTIFIED: February 22, 2023 (two projects)

CONTACT: Heritage Consulting, Inc.; Housing Solutions Alliance; SGB Architects; Cordova Construction Company

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

1135 S. St. Mary's Street c.1910

San Antonio • Bexar County • Texas

History

The South Alamo - South St. Mary's district south of downtown features an intact collection of modest, mostly frame houses, dating from the late 19th and early 20th centuries. The land here was historically used for *labores*: farmland worked in association with the nearby Spanish Missions. As large parcels of this land were sold off, they were purchased by multiple developers, and one of the early suburbs of San Antonio took shape. The developers themselves were some of the significant early residents of the district—prominently among them, brothers Axel and Paul Meerscheidt. The Meerscheidts publicized their new suburban development in San Antonio's newspapers as a collaboration with lumberman C.A. Stieren. Pre-built homes were available, as well as empty lots where buyers could construct their own dwellings.

Rehabilitation Project

After a century of residential occupancy, this cottage has been converted for use as a small medical office. At the outset, the house was in fair condition but required repairs. The project included replacement of the standing-seam metal roof, upgrades to the mechanical systems, new restrooms, and construction of an accessible entry ramp and rear parking area. Tax credit staff worked with applicants to relocate the ramp from the front to the rear of the house, to minimize its visual impact. Limited reconfiguration of the interior space was required to provide offices and treatment rooms in the former bedroom areas, while the former living room was retained as the patients' waiting room.

DESIGNATION: Contributes to the South Alamo Street - South St. Mary's Street National Register Historic District

HISTORIC USE: Residence

CURRENT USE: Medical office

CERTIFIED: January 6, 2023

CONTACT: Post Oak Preservation Solutions; PSVM Management LLC

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

River Oaks Courts 1935

Medina • Bandera County • Texas

History

One of many rural motor courts that dotted the Texas landscape in the 1930s, River Oaks Courts served the tourism industry and travelers to the Hill Country through the mid-20th century. Several of the cabins were constructed with an attached carport for convenience, and rustic materials such as local stone and timber created a comfortable domestic environment for visitors. A Craftsman style house served as the office space and check-in area at one end of the site. Next to it is a two-story building with a covered porch. The main social space was at the rear of the cabins, which opened towards each other and allowed for outdoor seating.

Rehabilitation Project

In order to make the space functional again for use as a motor court, numerous updates were needed to all the cabins and structures on site. Roof repairs, new drainage, and new plumbing and electrical systems were all performed to bring the complex up to current needs for habitation. Landscaping was installed to open up the area to the river behind, and social amenities were added, including to the former office space in the 1930 house. Interior fixtures were added that were compatible with the original character of the building. A clubhouse was also made to house a social club at the opposite end of the complex, and visitors can rent one cabin or the entire site for events or just a quiet night's stay.

DESIGNATION: Individually listed in National Register of Historic Places

HISTORIC USE: Travel lodge

CURRENT USE: Hotel, clubhouse, and event space

CERTIFIED: January 3, 2023

CONTACT: MRO Courts LLC; Heimsath Architects; MacRostie Historic Advisors, a Ryan Co.; Big Rock Construction

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

REAL PLACES TELLING REAL STORIES

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

Schwartz Building 1894

Uvalde • Uvalde County • Texas

History

The Schwartz building is one of the oldest surviving buildings in downtown Uvalde, and has been home to numerous commercial and retail businesses since its constructions sometime around 1894. Tenants included a five-and-dime, a gymnasium, an antiques store, and currently a gallery and art studio space, along with a housewares store. The historic pressed metal ceilings and back-of-house space was covered up by previous owners, and a massive safe was found to be intact at the rear of the property, with a concrete shell built around it for security.

Rehabilitation Project

In order to continue operating during the course of the rehabilitation, the Schwartz Building project was performed in phases with one tenant having work done at a time. By removing the non-historic drop ceilings, the owners discovered the pressed metal panels intact and ready to be revealed in the commercial spaces. New mechanical systems allowed for the building to be comfortable in the summer, and removing some partitions installed by previous owners allowed for the gallery space to be opened and a space was created for teaching classes, both for adults and local schoolchildren. The storefront's iconic green tile was also cleaned and brightened to attract local traffic.

DESIGNATION: Listed in National Register as contributing to the Uvalde Downtown Historic District

HISTORIC USE: Commercial retail

CURRENT USE: Commercial retail

CERTIFIED: February 14, 2023

CONTACT: Old Uvalde, LLC; Strickland Construction and Design, LLC

Certified for state credits only.

For more info
www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

Item 9.3
Texas Historical Commission
Quarterly Meeting
April 27–28, 2023

Consider approval of the recapture of funds from and/or supplemental funding to previously awarded Texas Historic Courthouse Preservation Program projects

Background:
Preservation projects involve a certain degree of uncertainty and unexpected conditions may arise during a project. These newly discovered or unanticipated conditions typically have an adverse impact on project budgets. The THC may discuss one or more courthouse projects that this situation applies to and consider supplemental awards to those counties. At other times, a courthouse project may not utilize all the grant funds originally awarded for the project. If this occurs, the THC will formally adjust the grant award to reflect the recapture.

This is a standing agenda item for the Commission to consider at each quarterly meeting.

The Commission will consider the following recapture of funds:

Randall County Courthouse
Randall County received a Round X Master Plan Update grant in the amount of $50,000, approved at the January 2019 Quarterly Meeting. The project was completed in January 2023. A grant balance of $20.00 remains due the architect's invoice being less than the Funding Agreement stated. The county has paid and submitted all invoices related to the project and presented a request for final reimbursement. The county concurs with the THC staff's recommendation to recapture the remaining grant balance.

Recommended motion (Committee):
Move to send forward to the Commission and recommend approval to recapture funds from Randall County in the amount of $20.00.

Recommended motion (Commission):
Move to recapture funds from Randall County in the amount of $20.00.