

Historic Sites Committee

October 26, 2023



TEXAS HISTORICAL COMMISSION

AGENDA

HISTORIC SITES COMMITTEE

The National Museum of the Pacific War
Admiral Nimitz Historic Ballroom
340 E. Main Street
Fredericksburg, TX
October 26, 2023
9:30 a.m.

This meeting of the THC Historic Sites 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**
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. **Consider approval of the July 20, 2023, Historic Sites Committee meeting minutes**
3. **Consider approval of the San Jacinto Easement with Oxy Vinyls L.P. – (Item 13.2)**
4. **Consider approval of the Capital Spending Authority Request to LBB – (Item 13.3)**
5. **Consider approval of the Fort Martin Scott Phase II Report, Fredericksburg Texas – (Item 13.4)**
6. **Consider approval of Historic Sites Admission Subcommittee Report – (Item 13.5)**
7. **National Museum of Pacific War Bush Gallery Report**
8. **Historic Site Facilities Report**
9. **Historic Site Programming Report**
10. **Retail Program Report**
11. **San Jacinto Cultural Landscape Plan Update**
12. **Deputy Executive Director of Historic Sites Update**
13. **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 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

HISTORIC SITES COMMITTEE MINUTES

Saint George Hall
113 E. El Paso
Marfa, TX 79843
July 20, 2023
12:15 p.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

Call to Order

The meeting was called to order by Chairman Crain at 12:23pm on July 20,2023. 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 notice had been properly posted with the Secretary of State’s Office as required.

A. Committee member introductions

Chairman Crain welcomed all present and conducted roll call.

B. Establish quorum

Chairman Crain reported that a quorum was present and declared the meeting open.

C. Recognize and/or excuse absences

Absences: Commissioner Earl Broussard was absent. There being no objections, the absence was excused.

2. Consider approval of the April 27, 2023, Historic Sites Committee meeting minutes

Chairman Crain asked if anyone had any comments regarding the minutes. There being none, he called for a motion. Commissioner Pete Peterson moved to approve the April 27, 2023, minutes and the motion was seconded by Commissioner Laurie Limbacher. Chairman Crain called for a vote. The vote to approve was unanimous.

3. Consider approval of the San Jacinto Operating Agreement, 2-year option – (Item 12.2)

Deputy Executive Director of Historic Sites Joseph Bell presented a two-year extension for the San Jacinto Operating Agreement. He said at a special meeting held on June 22nd, the board of the San Jacinto Museum and Battlefield Association took action and gave their approval to continue with the contract by exercising the two-year option mentioned in the original document. He said staff have been working effectively with the organization, and they have identified various matters that need attention which included the recruitment of new educators who will be brought on board through the Texas Historical Commission. He noted these educators will play a crucial role in developing programming and generating revenue opportunities for the organization. He stated, the Capital Campaign Project, is set to commence, and the staff will collaborate with the organization in the coming years to manage the project and address operational aspects. He said while the site will need to be temporarily closed during this time, it is important to ensure that staff operations and programming continue seamlessly. Bell noted that staff recommended approval of the 2-year operating agreement extension. Chairman Crain asked for a motion. Commissioner Peterson moved that the committee send forward the Commission and recommend approval of the San Jacinto Operating Agreement, 2-Year Option. The motion was seconded by Commissioner Limbacher. Chairman Crain called for a vote. The vote to approve was unanimous.

4. Consider acceptance of the San Jacinto Museum and Battlefield Association Collections Report as part of the San Jacinto Operating Agreement – (Item 12.3)

Bell provided an overview of the San Jacinto Museum and Battlefield Association Collection report. He said the museum performed an intense inventory of their collection and that this was required as part of our operating agreement. He said the purpose of this inventory was to identify items directly or indirectly related to the site, specifically during the colonial period or the Republic era. The breakdown of the inventory reveals that most items are non-related, while 8 percent are directly related and 27 percent are indirectly related, mainly from the Republic era. He highlighted items, such as a ring given to Sam Houston by his mother, a military uniform from a campaign, and Santa Ana's confiscated snuff box. It is also mentioned that there are souvenir items made from melted silver from Santa Ana's saddle, which were later donated to the museum. Indirect items include uniforms, Anson Jones tablespoon, and Lorenzo de Zavala's rocking chair. Chairman Crain applauded Bell and staff for their efforts in identifying unrelated items.

It is emphasized that these items will be retained on the site as part of the museum, in accordance with the agreement with the Museum Association. The report also addresses the importance of collection storage facilities and the need to consider potential damage from flooding. Bell suggests the possibility of building a collection storage facility above ground on site.

Bell recommended approval of the plan as crafted. Commissioner Bruseth moved that the committee send forward to the Commission and recommend acceptance of the San Jacinto Museum and Battlefield Association Object and Library Collections Report as part of the San Jacinto Operating Agreement. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. The vote to approve was unanimous.

5. Consider approval of the Phase III Assessment of the Stephen F. Austin Memorial Site as a State Historic Site – (Item 12.4)

Bell introduced Chris Elliott, Director of Historic Sites Operations to present on the Phase III assessment of the Stephen F. Austin Memorial Site. Elliott reported on the phase III assessment for the donation of the Stephen F. Austin Memorial site also known as the Stephen F. Austin Death Site, to the Texas Historical Commission from the Billy and Jamie Price family. He said the site is in West Columbia, Brazoria County. Elliott outlined that after the Texian victory in San Jacinto in 1836, Austin accepted the office of Secretary of State but unfortunately contracted a severe cold that turned into pneumonia, leading to his death on December 27, 1836, at the home of George McKinstry. McKinstry, one of Austin's first 300 settlers and a delegate to the General Convention of 1832, had significant influence despite not having his name on the site.

Elliott further described that the site is situated near Varner-Hogg Plantation and has public access from Highway 36. It spans 5,000,000 cubic acres and has been well-maintained with improvements such as a wrought iron fence, concrete sidewalks, flagpole, centennial marker, and availability of water and electricity.

Elliott highlighted the site's potential for future research and archeological investigations, offering valuable insights into the lives of the first settlers on the Gulf Coast.

Commissioner Limbacher moved that the committee send forward to the Commission and recommend acceptance of the Phase III recommendation that the Stephen F. Austin Memorial Site become a Texas Historical Commission State Historic Site. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. The vote to approve was unanimous.

6. Consider approval to accept the transfer of items from the George W. Bush Childhood Home, Inc. – (Item 12.5)

Bell said this agenda item involved the transfer of assets associated with the George W. Bush Childhood Home as part of the operating agreement. Items included are retail inventory, office equipment, furnishings, fixtures, collection items, educational materials, artwork, and collectibles acquired through programming at the site and work with the Bush family. He also said all items were properly inventoried, and the necessary deeds were prepared. Bell said that staff recommended accepting these items, which included notable pieces like George W. Bush's childhood bedroom and a unique refrigerator.

Chairman Crain moved that the committee send forward to the Commission and recommend acceptance of the transfer of items referred to in the operating agreement between Texas Historical Commission and George W. Bush Childhood Home, Inc. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. The vote to approve was unanimous.

7. Consider approval to accept the donation of a painting for the Star of the Republic Museum – (Item 12.6)

Bell introduced the next item on the agenda, which was the painting titled "Reading the Texas Declaration of Independence." He provided some background information about the painting, mentioning that it was created in 1936 for the centennial celebration and was initially displayed at the Hall of State in Dallas. Later, it was moved to the San Jacinto Museum. In 1981, the painting was purchased by the Fultz family, who have loaned it to the Star of the Republic Museum for the past 40 years.

Bell highlighted a unique condition attached to the donation of the painting. The Fultz family wants to retain ownership if the Texas Historical Commission management of the Star of the Republic changes in the future. He said this condition deviates from the usual terms of accepting donated items and is seeking the committee's approval to accept the donation with the family's condition.

A question was raised about the reproduction rights for the painting, which Bell confirmed we would have.

Commissioner Peterson moved that the committee send forward to the Commission and recommend acceptance of the donation of a painting for the Star of the Republic Museum. The motion was seconded by Commissioner Monica Burdette. A question was raised about when the painting was last cleaned. Bell responded that once the accession is approved, the painting will be sent for cleaning and restoration but is unsure of the last cleaning done by Blinn College. Chairman Crain called for a vote. The vote to approve was unanimous.

8. Consider approval to sell by auction previously deaccessioned items from the Governor's Mansion and other State Historic Sites – (Item 12.7)

Bell discussed the deaccessioning of items and the potential sale of these items through auction. He mentioned that House Bill 1422 allowed the Texas Historical Society to sell items at auction, and Texas Administrative Code Rule 16.13 required consultation with the Texas Facilities Commission for managing the collection. Bell proposed selling items from the Governor's Mansion and other State Historic Sites, with the proceeds being dedicated back to the respective source collections. The presentation included a list of representative items, such as a dining table, a gilded console table, chairs, a dentist's cabinet, and a settee. Bell said staff recommended moving forward with the auction and reporting back on its outcome. The discussion also touched upon coordinating with the Governor's Mansion to inform them about the auction.

Chairman Crain moved that the committee send forward to the Commission and recommend approval to sell by auction previously deaccessioned items from the Governor's Mansion and other State Historic Sites. The motion was seconded by Commissioner Limbacher. Chairman Crain called for a vote. The vote to approve was unanimous.

9. Consider Approval of Updated Donor Naming Opportunities for the Washington-on-the-Brazos SHS Capital Campaign – (Item 12.8)

Bell introduced Anjali Zutshi the Executive Director of the Friends of the Texas Historical Commission, to speak about the capital campaign donor naming opportunities at Washington-on-the-Brazos. Zutshi mentioned that Friends of the Texas Historical Commission is offering guidance and assistance to the foundation as part of the campaign's planning committee. She said that during a previous meeting, the commission had approved a list of naming opportunities. Zutshi informed the committee that an updated version of this list, which included one additional naming opportunity, was included in the packet provided to the committee members. She requested the committee's approval to forward this updated list to the commission for final approval.

Commissioner Bruseth move that the committee send forward to the Commission and recommend approval of the updated Washington-on-the-Brazos Donor Naming Opportunities Plan and authorize the Washington on the Brazos Historical Foundation to use this updated plan in their capital campaign efforts. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. The vote to approve was unanimous.

10. Historic Sites Facilities Report

Bell introduced Gleen Reed, Chief Architect, to provide the facilities update. Reed provided comprehensive updates on a range of architectural and preservation projects. At Caddo Mounds he discussed the design intent of the visitor center, emphasizing its harmonious integration into the surrounding landscape and its significance to the Caddo people with its circular roof. He highlighted the pleasant lighting and grand impact of the main exhibit gallery's interior. Reed informed the committee about ongoing fundraising efforts for the phase 2 building and pavilion. He also shared information about the upcoming preservation work at Fanthorpe Inn.

At Washington-on-the-Brazos, Reed reported on several active projects, including the completion of demolition work on the previous site entry and the construction of new access points and a brick wall with site signage. He also mentioned planned renovations for various buildings, and upcoming interior renovations scheduled for the conference center and visitor center. He said to ensure uninterrupted service to the public, alternative arrangements utilizing trailers for operations were being made and will be available during the construction phase.

At Varner-Hogg Plantation, Reed provided updates on the progress of a waterproofing and foundation stabilization project, noting that excavation work did not yield any unexpected discoveries. He also said that bids for preservation work on the Landmark Inn Dam preservation project had been received, negotiations were underway to align the project within budget constraints. Additionally, a contractor had been selected for design-build services at San Felipe, and on-site discussions were planned to finalize the project scope.

Regarding capital projects, Read mentioned that the Palmito Ranch Battlefield viewing tower project was set to proceed after securing funding. However, the Levi Jordan Visitor Center project is currently on hold pending contracting and land acquisition. During the discussion, Reed did not have the percentage over budget available for the Landmark Inn Dam project. Additionally, questions arose concerning the project on hold, prompting explanations about the funding status of the Palmito Ranch projects and the ongoing design work for the Levi Jordan Visitor Center.

11. Longhorn Herd Report

Bell invited Will Craddock, Herd Manager, to provide an update on the Longhorn Herd. Craddock noted that the herd is in good condition due to favorable environmental conditions in the county. He shared a picture of one of their older steers named George, highlighting his resilience and role as a trainer. The main project discussed was the Herd Site Project, which aimed to establish a permanent home for the herd in Texas.

Craddock emphasized the significance of the Longhorns in Texas history and their role in the origins of the state. He said the overall mission of the herd was to preserve and showcase the characteristics of the 1800s cattle. Craddock expressed their desire to offer advanced interpretive programs and immersive experiences to educate visitors about historic ranching and the importance of the Longhorns. He clarified that the terms "Texas Longhorns" and "state herd" were interchangeable, as the state herd descended directly from the cattle present in Texas during the 1800s.

Craddock discussed the history of the Texas Longhorns, tracing their origins to cattle brought by Columbus on his second voyage to the island of Santo Domingo. Over time, these cattle were introduced to the mainland, specifically northern Mexico and southern Texas. He highlighted the adaptation of the Longhorns to the Texas environment as they evolved and survived in the wild for over 300 years with minimal human influence. He said these cattle played a vital role in early ranching endeavors, even before the trail drive era. Craddock explained how early ranchers utilized the Longhorns to establish ranches and communities, contributing to the economic growth of the state after the Civil War.

Craddock went on to say that as railroads and barbed wire became prominent, the Longhorns faced a decline in numbers as other breeds were introduced. However, their rarity and unique genetics make them a protected breed with only around 3,000 head of pure genetic Longhorns remaining in the world.

Regarding the Herd Site Project, Craddock mentioned that they were exploring potential locations near Albany and Fort Griffin. He said they were in discussions with local landowners to determine if any partnerships, donations, easements, or long-term leases could be established to secure a suitable space for showcasing the cattle. The criteria for selection included proximity to the cattle's native range, a natural setting along the Great Western Trail, and ties to early ranching history. He emphasized the need for significant acres, water, and accessibility for visitors.

Chairman Crain expressed optimism about finding a suitable location and working with interested parties to achieve the project goals. Chairman Crain acknowledged that the process had taken longer than expected but conveyed their determination to persist. Bell commented on next steps involved collaborating with Commissioner Peterson and Commissioner Tom Perini to engage landowners around Fort Griffin in discussions about their legacy, future plans for the land, and potential opportunities for the herd.

12. Star of the Republic Museum Exhibit Update

Bell provided an update on the progress of the Star of the Republic Museum, highlighting their collaboration with the advisory committee which includes the involvement of the Washington on the Brazos Historical Foundation and Blinn College in the exhibit planning. He also discussed engagement with the foundation regarding the capital campaign and planning, emphasized the importance of budget reviews and adjustments. Additional State funding of \$7.3 million, supported by Senator Kolkhorst, was mentioned to address inflationary construction costs.

Bell outlined the planned layout of the museum, including the enclosure of the breezeway to create a larger lobby area and the inclusion of an orientation space. He shared visual images of the proposed spaces, and different galleries were described, such as the indigenous and life in the Texas Republic, the Independence Hall exhibit, and the conflict gallery covering events from Goliad to San Jacinto.

A gallery dedicated to the written word and its significance in the Republic's history, as well as a family gallery aimed at engaging children, were also mentioned. Bell explained the intention is to provide a better understanding of Washington and the town's history through illustrations and artifacts.

13. San Jacinto Cultural Landscape Update

Bell discussed the master plan utilizing archaeological research and its integration into the plan by the landscape firm. He mentioned plans to highlight the combat sequence and to create a vehicular transportation flow, including an access point on Vista Road. Bell also addressed potential improvements around the monument, such as expanding the parking lot and creating a new entrance for the visitor center and exhibit components.

A question was raised about the plan to relocate historic markers on the battlefield site. Bell explained that these markers would be moved to a designated area, allowing for the interpretation of the Texian camp while creating a monument garden for the relocated markers.

Concern was expressed about impeding the line of march. Bell assured that pathways within the landscape would be designed to allow for unimpeded movement and a better understanding of the battle.

14. Deputy Executive Director of Historic Sites Update

Bell provided an update on the progress of the Washington-on-the-Brazos State Historic Site. He shared a historic image of the town, highlighting its compactness during the late state period. Bell mentioned collaborating with Michael Moore, Gallagher & Associates, and interpretive staff on site.

He then presented an image of the specific blocks being focused on near the visitor center. Structures noted for reconstruction, framing, or outlining foundation were identified to offer visitors a glimpse into the town's past. The residential residence, Morris family dwelling, Independence Hall, and Houston's presidential office were among the notable buildings.

Bell showcased Ferry Street, featuring structures like Independence Hall, Rucker Drug Store, Hatfield's Exchange, Hall and Lott's Tavern, and Heath Carpenter Shop. Some were selected for reconstruction, while others were planned as frame structures to provide visitors with a sense of their original appearance.

Bell provides a summary of various appropriations and projects. Noting the agency received \$2.2 million for deferred maintenance and \$1 million for operations of the National Museum of the Pacific War (NMPW). They also received \$800,000 for Mission Dolores and \$7.3 million for Washington-on-the-Brazos, and \$15 million for the Iwo Jima Monument and Museum. Bell said that they will be working with staff on vehicle replacements. He also said the agency is receiving \$300 million for the endowment fund, which they may draw from in the future. He went on to report that they have a total of \$142.7 million for San Jacinto, \$4.1 million for Magoffin Home for adobe stabilization, and \$2.8 million for ongoing maintenance. Additionally, they have \$5 million for Levi Jordan, \$7.5 million for the renovation of the NMPW, \$3.4 million for Eisenhower Birthplace, and \$4.3 million for Monument Hill Visitor Center.

Chairman Nau commented on the Iwo Jima Monument and Museum, mentioning that he was asked by state leadership to visit the Marine Military Academy and inspect their facility. He observed a full-size body cast of one of the flag raisers from Iwo Jima, not realizing that it was a 19-year-old who didn't make it off the island. He also mentioned a collection of military items donated by veterans, primarily Marines. The small facility will be managed under an operational agreement with the academy. Chairman Nau expressed confidence in the commission's executive director and staff, despite the funding being approved for \$15 million instead of the requested \$20 million. Mr. Bell clarified that the replica monument placed at the academy also honors the Texan flag raiser buried on-site.

Bell then discusses the Iwo Jima Monument and Museum, mentioning that it is located at the Marine Military Academy and has an extensive collection of military items. The academy may look at planning to raise additional funding for the project once a plan is in place.

Bell mentioned that they are also looking at acquiring two other parcels of land associated with the plantation. Chris Elliott gave update on the Levi Jordan land acquisition projects.

He then discussed various projects including the relocation of the O'Henry House in San Antonio, the reconstruction of Mission Dolores, and hail damage at the NMPW in Fredericksburg. He said the agency is working with the University of Texas at San Antonio on the O'Henry House project and is considering adding a coffee shop to the new location. He said they are also working on plans to reconstruct a part of Mission Dolores closer to the visitor center. The NMPW experienced hail damage to the roof, which caused leaks and water damage to the collection storage and exhibit hall areas. The agency is working on repairing the damage, with some of the costs covered by insurance.

Bell explains the process for purchasing books, which involves a review by site staff and managers, internal review for appropriateness, and final approval by directors before ordering and shelving the books. Bell provided an overview of the agency's retail operations. Noting that they have 36 historic sites, 20 of which have retail operations. They have active consignment agreements with local friends groups for two properties, San Felipe and Fulton Mansion. They also have operating agreements with six properties, with two of them transferring to the agency in September. The properties with operating agreements include San Jacinto, Washington-on-the-Brazos, Port Isabel Lighthouse, Presidio La Bahia, Bush Family Home, and French Legation.

Bell then presented a slide showing visitation and sales data for the properties with retail operations, noting that sales have remained strong even with a slight drop in visitation. He said the agency is transitioning to a new POS system called Clover for retail operations, as QuickBooks will no longer be supported after October 3rd. Clover offers better inventory management, credit card handling, and reporting capabilities. He went on to say the agency is also developing new products, including THC silk scarves, a knife at Goodnight Ranch, and branded soap for guests at Landmark Inn. They are also looking at using collection images for guidebooks and magnets, as well as developing products in partnership with San Jacinto.

Bell discussed the use of unique items from the agency's collection for t-shirts, featuring quotes from individuals such as Sam Rayburn, Anson Jones, Sam Houston, and Angel Navarro. He said the agency is actively promoting its retail operations through newsletters, web advertising, promotional materials, and partnerships with friends groups. Noting they have also participated in fundraising events and provided support to friends groups. Bell mentioned an update on programming will be provided at the next meeting.

15. Adjournment

At 1:45pm, Chairman Crain asked for any other business to be brought before the committee. There being none, stated without objection that the Historic Sites Committee meeting was adjourned.

Quarterly Report

Historic Sites Division
July–September 2023

OPERATIONS

In Fiscal Year 2023, Historic Sites welcomed over 500,000 visitors in response to programs offered in the following areas: 382,837 onsite; 156,462 offsite/outreach; 45,499 school students; 25,130 programs attracted 539,299 guests.

Site staff organized 5,364 onsite and outreach programs in the fourth quarter of the fiscal year, attended by 118,203 visitors.

The Cultural Landscape Report for San Jacinto Battleground has been received and accepted; a new Cultural Resource Study about the landscape at Caddo Mounds is about to be awarded.

The acquisition of adjacent properties at Old Socorro Mission in El Paso will enable staff to engage in conversations with the National Park Service and the THC's Archeology Division, furthering the site's use for collections, interpretation, and education.

The French Legation guidebook has been published, with Spanish and French translations in progress. Guidebook essays from leading scholars are in production for Caddo Mounds and San Jacinto Battleground.

Contractors and sub-contractors are on schedule with transformational renovations and additional features at Washington-on-the-Brazos. Facilities are projected to close in phases that enable the collections to be safely removed and stored before work at the Star of the Republic Museum can begin.

In the months preceding the end of the fiscal year, retail store inventory was reduced, and records were archived so a new point-of-sale system can be introduced.

Staff are working toward getting collection storage areas in the field operational.

Staff are working with the Iwo Jima Monument and Museum staff to identify next steps on the operating agreement and museum construction.

Commissioners officiated at a welcome ceremony for the Presidio la Bahía State Historic Site in Goliad. The bishop also spoke, and local representatives attended.

FRIENDS GROUPS AND COMMUNITY ENGAGEMENT

The program continues to provide nonprofit and partnership resources via a monthly e-newsletter, virtual lunch-and-learn opportunities, award incentives, and by serving as a consistent point of contact for guidance as friends groups and site staff navigate nonprofit board governance, community outreach, cooperative annual plans, annual reports, and THC agreements.

Two new friends groups were organized, and agreements signed, for the French Legation and Goodnight Ranch.

The Friends Alliance Award nominations opened September 1 and will be accepted through December 1 for a friends group that has completed a substantial project in support of a historic site. This is a competitive award in cooperation with the Friends of the THC.

Appreciation awards for volunteers were also launched and are now available at any time throughout the year for historic sites volunteers.

CONSTRUCTION PROJECTS

Caddo Mounds: The Caddo Cultural Center Phase I project is nearing final completion.

Eisenhower Birthplace: The Birthplace house porch preservation project has reached substantial

completion. The professional services contract for the site and landscape improvements project is in review.

Fanthorp Inn: The exterior preservation project for the inn to address window, roof, and siding deterioration has entered the construction phase.

Landmark Inn: The construction contract for the Medina River dam preservation project is in development.

Levi Jordan Plantation: The architectural design work for the museum and visitor center project is currently on hold pending commission review and confirmation of the project scope.

Magoffin Home: The professional services contract for the adobe stabilization project is in development.

San Felipe de Austin: The design/build contract for the Maintenance, Archeology and Retail Complex is in review.

Varner-Hogg Plantation: The plantation house stabilization project has entered the construction phase.

Washington-on-the-Brazos: This multi-faceted project has elements in both the design and construction phases.

A new position of deputy chief architect has been created to assist in managing the inflow of capital construction and deferred maintenance projects.

INTERPRETATION

Washington-on-the-Brazos Capital Project continues to develop. The Star of the Republic Museum has now closed, and the artifacts are being packed for storage until the new exhibit is completed. The design development phase for Star of the Republic is substantially complete, the schematic design phase for the visitor center is in the process of its 100 percent document and will move directly into design development.

The RFP for the final fabrication work of the exhibit for the Caddo Mounds visitor center has been awarded to Cinnabar Studios in California, which will be working with the previously contracted lead firm, Dixon Studios. The new contract with Cinnabar is

signed and they project a 20-week period for the rest of fabrication and installation.

The contract team on the interpretive master plan for the Goodnight Ranch is in the writing phase. Once drafted, it will be reviewed by HSD staff and submitted.

Requests for proposals for interpretive master plans are ready for posting on staggered dates through the end of March 2024 for Casa Navarro, Port Isabel Lighthouse, and the Sam Bell Maxey House.

A schedule for developing new guidebooks will be shared with the new HSD director of education.

COLLECTIONS

The National Museum of the Pacific War is back open after a multi-month mitigation project to address a catastrophic roof failure, due to intense spring rains; collections staff in Austin are working closely with the insurer, Huntington T. Block.

Collections staff have participated in site visits to Fort Martin Scott in Fredericksburg and Iwo Jima Memorial and Museum in Harlingen.

The deinstallation of the Star of the Republic Museum exhibit began on September 5. A temporary exhibit at San Felipe de Austin opened for a bicentennial exhibition with loans from the General Land Office and the Dolph Briscoe Center for American History at the University of Texas.

A temporary exhibit at the French Legation has been designed for installation in early October, featuring Texian Campaign Ware, which commemorates the Texas War of Independence on loan from Star of the Republic's collection.

Collections staff are implementing the first phase of a two-year Save America's Treasures grant from the National Park Service given for development of a public archeology curriculum for legacy collections at Fanthorp Inn, Varner-Hogg Plantation, Levi Jordan Plantation, and San Felipe de Austin.

Collections staff implemented the conservation and return of four portraits to the Magoffin Home after last year's vandalism.

HISTORIC SITES - VISITATION / OUTREACH - FY2023

	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	TOTAL
Bush Family Home	150	153	193	240	208	132	378	314	476	346	230	3,197	6,017
Caddo Mounds	356	570	287	181	177	221	464	670	483	606	324	194	4,533
Casa Navarro	810	327	235	322	182	313	406	515	176	246	208	121	3,861
Confederate Reunion Grounds	64	354	31	51	47	759	194	228	100	75	83	59	2,045
Eisenhower Birthplace	887	1,376	1,272	925	547	598	1,038	1,153	969	1,475	1,436	757	12,433
Fannin Battleground	77	124	55	95	78	63	343	186	149	154	219	55	1,598
Fanthorp Inn	126	206	64	69	123	114	187	164	137	211	95	31	1,527
Fort Griffin	606	2,769	229	12,872	347	371	3,231	9,653	1,544	2,481	231	265	34,599
Fort Lancaster	103	907	143	2,361	123	133	278	197	391	143	121	94	4,994
Fort McKavett	598	1,407	1,281	1,677	255	204	1,481	557	730	341	330	136	8,997
French Legation	458	69	76	486	74	70	162	141	182	97	170	73	2,058
Fulton Mansion	1,386	2,371	653	1,007	924	734	2,101	911	1,312	1,932	2,464	1,151	16,946
Goodnight Ranch	331	362	257	163	208	184	324	296	409	701	399	172	3,806
Landmark Inn	408	609	507	513	220	650	476	489	608	438	250	136	5,304
Levi Jordan	31	109	54	33	67	80	101	88	127	44	55	42	831
Magoffin Home	301	2,316	236	660	362	2,121	584	615	544	631	377	396	9,143
Mission Dolores	70	291	223	282	230	237	308	244	306	403	369	347	3,310
Kreische Brewery/Monument Hill	1,042	1,587	751	4,097	1,063	1,388	1,602	1,549	2,272	798	836	524	17,509
Ntl Museum of the Pacific	9,349	15,823	15,080	16,616	12,672	27,329	38,046	14,094	24,014	13,309	17,413	17,186	220,931
Port Isabel Lighthouse	3,146	4,005	2,422	7,595	4,515	9,274	6,485	7,026	3,175	10,243	15,086	6,751	79,723
Presidio La Bahía	1,101	22	1,494	1,213	1,272	1,572	3,177	1,641	3,748	1,606	1,719	855	19,420
Sabine Pass Battleground	969	9	0	0	0	285	1,429	1,128	1,440	1,302	1,386	591	8,539
Sam Bell Maxey	112	289	118	67	91	180	155	318	202	164	256	138	2,090
Sam Rayburn House	408	272	81	215	112	70	233	200	731	98	204	69	2,693
San Felipe de Austin	371	1,164	695	545	795	1,128	776	1,317	1,314	831	545	209	9,690
San Jacinto Battleground	14,690	16,655	15,356	12,198	13,477	13,632	21,493	22,401	17,238	15,753	20,291	15,756	198,940
San Jacinto Monument	3,894	2,422	1,637	2,320	2,412	2,521	4,600	4,447	4,046	3,671	4,430	2,516	38,916
Starr Family Home	102	389	61	120	71	62	271	260	232	110	53	244	1,975
Varner-Hogg Plantation	251	272	366	437	167	335	505	846	166	143	188	121	3,797
Washington-on-the-Brazos Complex*	4,391	7,868	6,159	4,287	4,573	12,983	22,217	12,693	9,696	6,319	5,809	4,664	101,659
Monthly totals	46,588	65,097	50,016	71,647	45,392	77,743	113,045	84,341	76,917	64,671	75,577	56,850	827,884
Quarterly totals			161,701			194,782			274,303			197,098	

* The WOB Complex consists of Washington-on-the-Brazos, Star of the Republic Museum, Independence Hall, and Barrington Plantation.

**Historic Sites Division
Architectural Capital Project Status**

10/4/2023

PROJECT			DESIGN						CONSTRUCTION				
Site	Project	Budget (incl. design fees & construction)	Consultant selected	Design contract executed	Consultant	Schematic Design	Design Dev.	Const. Docs.	Bidding	Contractor selected	Contractor	Const. contract executed	Construction (% complete)
Caddo Mounds	Visitor Center - Phase 1	\$2,500,000	√	√	Richter Architects	√	√	√	√	√	Garrett & Associates	√	99%
Varner-Hogg Plantation	Plantation House Stabilization and Exterior Preservation	\$624,000	√	√	WJE Engineering	√	√	√	√	√	Phoenix I	√	55%
Fanthorp Inn	Exterior Preservation	\$900,000	in house	N/A	HSD	√	√	√	√	√	Phoenix I	√	0%
Landmark Inn	Medina River Dam Repairs	\$750,000	√	√	Freese & Nichols	√	√	√	√	√	Dalrymple	in progress	
San Felipe de Austin	Maintenance, Archeology, and Retail Support (MARS) Complex	\$1,500,000	√	in progress	MBCM								
Magoffin Home	Adobe and Stucco Stabilization	\$4,144,000	√	in progress	TreanorHL								
Eisenhowre Birthplace	Site and Landscape Improvements		√	in progress	Dunaway								
Levi Jordan Plantation	New Visitor Center		√	√	Richter Architects	√	ON HOLD						
Palmito Ranch Battlefield	Observation Platform	\$400,000	√	√	Chanin Engineering	√	√	√	ON HOLD				

TEXAS HISTORICAL COMMISSION

Item 13.2

Texas Historical Commission
Historic Sites Committee Meeting
October 26, 2023

Consider approval of the San Jacinto Easement with Oxy Vinyls L.P.

Background

Staff has been working with Oxy Vinyls, L.P. (Oxy) on their requested access to Vista Road as they develop their plant adjacent to the San Jacinto Battleground. Vista Road is owned by the THC and permission is required in order for Oxy to construct these access driveways.

Oxy is developing a new maintenance and receiving building located at 2800 Park Road 1836 (also known as Vista Road) in La Porte, Texas. The location of this building will be on Oxy's property. In connection with these development and construction activities, Oxy will need to construct three (3) new access driveways from Vista Road to their property. The approximate location of these access driveways have been detailed and agreed upon. The driveways will be constructed to meet the following conditions requested by Texas Historical Commission (THC) representatives:

- Oxy will construct only one temporary construction entrance for a laydown area on the northwest corner of the property.
- Oxy will install a paved drive over the right of way (R.O.W.) similar to the existing main entrance drive for the permanent maintenance building and temporary accesses.
- Oxy agrees to utilize street sweeping equipment during heavy usage time periods during its construction project.
- Oxy will work with the THC to achieve an agreed upon landscape design and maintenance plan for Vista Road when the Oxy project is completed.
- Oxy will relocate the south entrance to the north to allow for left hand turns out of the facility.
- Oxy will coordinate with THC representatives to ensure that THC and visitor access is not impacted by the construction project.
- **Oxy will convey a 55-foot easement for access to the Almonte Site as detailed in a separate agreement to be entered into with Oxy.**

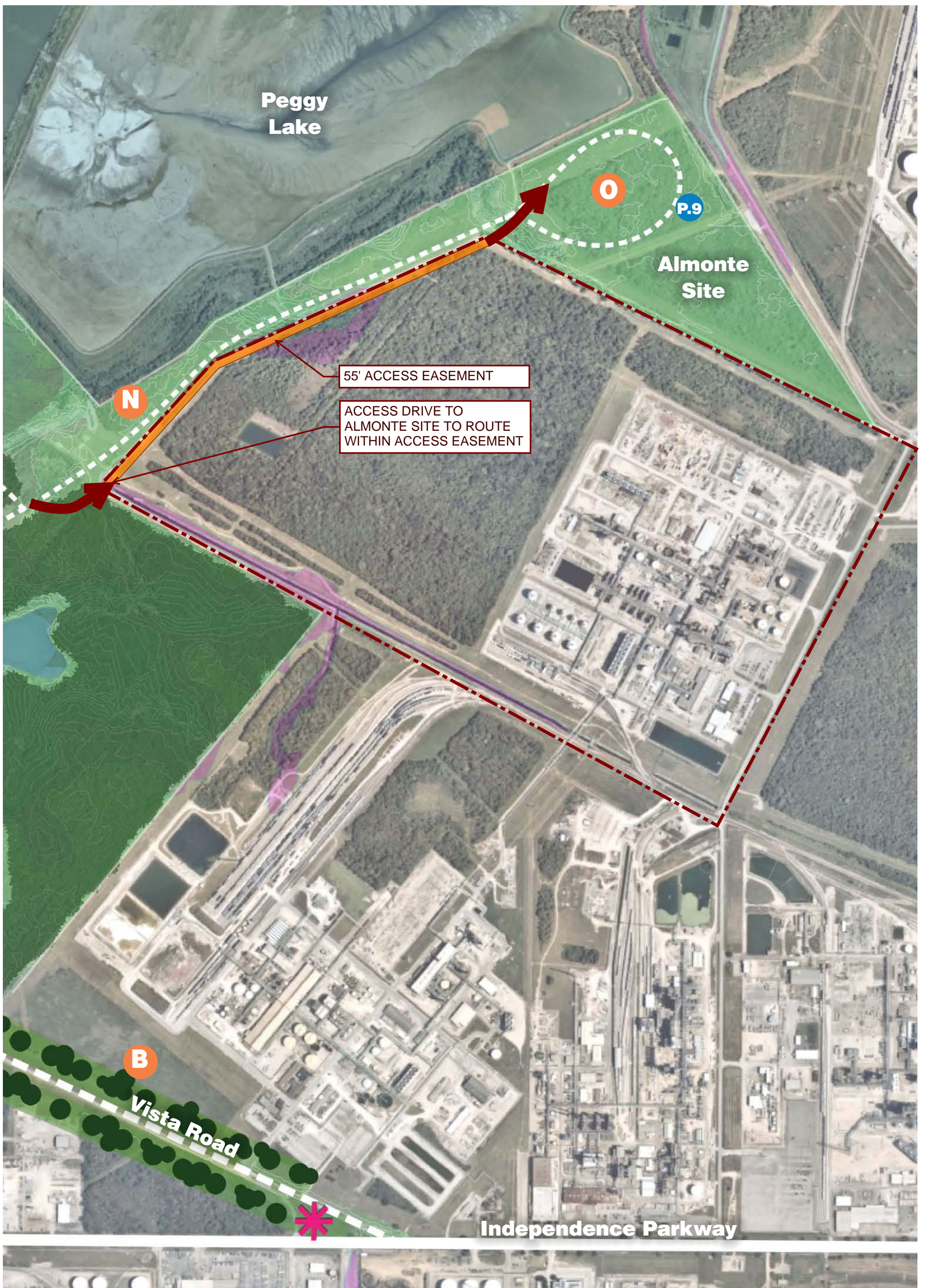
The Texas Historical Commission has agreed to permit Oxy to construct the access driveways described above in exchange for providing an easement to access the Almonte Site.

Suggested Motion (Committee)

Move that the committee send forward to the Commission and recommend approval to finalize the easement agreement as recommended by staff.

Suggested Motion (Commission):

Move to approve staff to finalize the easement agreement as recommended.



55' ACCESS EASEMENT

ACCESS DRIVE TO ALMONTE SITE TO ROUTE WITHIN ACCESS EASEMENT



TBG

san jacinto + oxy

oxy site access easement

La Porte, Texas
10/02/2023
THC



TBG
1333 West Loop South, Suite 1450
Houston, Tx 77027
[713] 439 0027
tbgpartners.com



The information shown is based on the best information available and is subject to change without notice.

TEXAS HISTORICAL COMMISSION

Item 13.3

Texas Historical Commission
Historic Sites Committee Meeting
October 26, 2023

Consider approval of the Capital Spending Authority Request to LBB

Background

There are five projects proposed by staff to address renovation, construction, and land acquisition at five State Historic Sites. Capital Authority is needed from the LBB to be able to proceed with these projects. The projects are as follows:

1. Bush Family Home SHS. Renovation of the office structure and children's library, renovation, and construct rear additions to two houses recently purchased to be utilized for program space and the construction of a maintenance building.
2. Port Isabell Lighthouse SHS. Construction of a classroom facility, renovation of the keeper's cottage for office, retail, and new exhibit spaces, renovation of the bathrooms and landscaping.
3. Palmito Ranch Battlefield SHS. Construction of a viewing tower to interpret the battle and provide viewing over the chaparral to interpret the battleground.
4. Charles and Mary Ann Goodnight Ranch SHS. Purchase land adjacent to the highway to preserve the viewshed, prevent unsympathetic development on the highway frontage, and provide additional acres to support livestock to interpret the ranch's history.
5. Caddo Mounds SHS Cultural Center, Phase 2. This is matching funds to support a capital campaign to raise the \$3M to construct the designed cultural center facility to support Caddo cultural programming and events at the site. Funding source is additional Sporting Good Sales Tax funds received by the agency.

• Bush Family Home/Maintenance Facility Renovation	700,000.00
• Port Isabel Lighthouse Classroom and cottage renovation	600,000.00
• Palmito Ranch Battleground Viewing Tower	525,000.00
• Charles and Mary Ann Goodnight Ranch Land Acquisition	650,000.00
• Caddo Mounds Cultural Center, Phase 2	1,200,000.00

Suggested Motion (Committee)

Move that the committee send forward to the Commission to approve the submittal of the five noted projects to the LBB requesting Capital Spending Authority.

Suggested Motion (Commission)

Move to approve the submittal of the five noted projects to the LBB requesting Capital Spending Authority.

TEXAS HISTORICAL COMMISSION

Item 13.4

Texas Historical Commission
Historic Sites Committee Meeting
October 26, 2023

Consider approval of the Fort Martin Scott Phase II report

Background

Located at 290 E (Main Street) in Fredericksburg Texas. Fort Martin Scott was the first U.S. Army outpost built on the Texas Frontier. The historic site contains one original garrison building, which has been restored, one late 1800s old farm shed and three reproduction garrison buildings. The old military fort was in operation from 1848 to 1853 by the U.S. Army. Texas Rangers used the site as a camp, both before and after military occupation. It was part of a line of frontier forts established to protect travelers and settlers within Texas.

A line of seven army posts was established in 1848–49 after the Mexican War to protect the settlers of West Texas; it included Fort Worth, Fort Graham, Fort Gates, Fort Croghan, Fort Martin Scott, Fort Lincoln, and Fort Duncan. The fort was originally established as Camp Houston. The camp was located 2 miles (3 km) southeast of Fredericksburg on Baron's Creek, and eventually consisted of a complex of 21 buildings. The soldiers patrolled the Fredericksburg-San Antonio road and surrounding area.

The Eighth Military Department renamed the camp in December 1849 for Major Martin Scott, who was killed at the Battle of Molino del Rey in the Mexican War in 1847. As the settlers pushed farther west, Fort Martin Scott lost its strategic significance. In 1853, Army inspectors recommended that the fort be closed. The last monthly return for the fort was November 1853. The Eighth Military Department ordered that Fort Martin Scott close in December 1853.

The Fort Martin Scott Treaty was an unratified treaty, negotiated and signed on December 10, 1850, by United States representatives with 12 Comanche chiefs, six Caddo chiefs, four Lipan chiefs, five Quapaw chiefs, four Tawakoni chiefs, and four Waco chiefs. The treaty was named for the nearest military outpost. This treaty put the signed tribes under the sole jurisdiction of the United States of America.

During the Civil War, the Confederate States Army occupied the fort for a brief period. Later abandoned and then purchased and used by the Braeutigam family as a farm, the property was purchased by the City of Fredericksburg in 1949.

Suggested Motion (Committee)

Move to send forward to the Commission to approve the phase II analysis as recommended by staff.

Suggested Motion (Commission)

Move to approve the phase II analysis as recommended by staff.

**Phase II Assessment of the Fort Martin Scott
Fredericksburg, Texas**

**For Addition to the Texas Historical Commission's
Historic Sites Program**



**Phase II Assessment of the Fort Martin Scott
Fredericksburg, Texas
For Addition to the Texas Historical Commission's
Historic Sites Program**

Assessment Team:

Dr. Chris Elliott, Director of Historic Sites Operations, Military/Archeological Sites

Cody Mobley, Site Manager, Military Historian

Shannon Smith, Site Manager, Antebellum Historian/Archeologist

Sarah Deardorf, Architect

Mike Lebens, Curator

Review Panel:

Dr. Don Frazier, Schreiner University

Joann Nelson, Texas Hill Country Trail Region

Aaron Norment, Archeological Program Director AmaTerra Env.

September 2023
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711

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INTRODUCTION

In a meeting on September 7, 2023, Historic Site staff met with City of Fredericksburg officials Mayor Jeryl Hoover, City Councilwoman Emily Kirchner, Anna Hudson City Preservation Officer, and Andrea Schmidt city parks director to discuss the Texas Historical Commission (THC) receiving the Fort Martin Scott site into its historic sites program under a property transfer agreement.

As put forward in the THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), potential THC historic sites must meet specific criteria. To make this determination, the candidate site undergoes three phases of evaluation and assessment conducted by THC staff. A preliminary staff review and formal Phase I and II assessments.

This report represents the Phase II assessment of Fort Martin Scott. The report discusses each of the evaluation requirements as established in the THC rules. A “Phase II” study comprehensively evaluates the context and interpretive potential of the site and provides specific details regarding how the site would be developed and operated, as well as the funding needed to make that plan a reality.

This report also contains a conclusions section that addresses what is presently known about the Fort relative to the Chapter §16.3 rules criteria, which are the overarching conditions a site must meet to be considered for the THC’s historic sites program.

Based on this Phase II assessment, the THC staff finds that Fort Martin Scott meets the criteria established for inclusion in the Texas Historical Commission Historic Sites Program with one variance in defining whether the size of the actual acreage being offered will be sufficient for program needs and a more extensive financial analysis of the cost to operate and whether the THC can afford its operation. This assessment recommends the Commission move forward to a Phase III assessment to establish an agreement with the City of Fredericksburg as to the amount of acreage to be included in the transfer as well as an annual agreement for financial support.

Phase II Assessment



Figure 1 Drawing based on a military inspection conducted at Fort Martin Scott, August 13, 1853

SIGNIFICANCE AND INTEGRITY

Established on December 5, 1848, Fort Martin Scott was the first permanent Federal military post on the Texas frontier. The post was constructed by Companies D and H of the 1st Infantry two miles southeast of the German Adelsverein settlement of Fredericksburg on Barons Creek and adjacent to the Pinta Trail.

The Pinta Trail was a trail used to connect the summer and winter hunting grounds of the Jumano, Lipan Apache, and later Peneteka Comanche in Central Texas. Following the establishment of San Antonio de Bexar Presidio, the trail was used to explore the Upper Edwards Plateau as the Spanish extended their influence into the interior of Texas. This road connected San Antonio de Valero with the Mission Santa Cruz de San Sabá and Presidio San Luis de las Amarillas in Menard County before continuing across Comancheria to Santa Fe. Once the Spanish settlements on the San Saba River were abandoned in 1768 the road went unused until the German migration into the Texas Hill Country as part of the Fisher-Miller Land Grant in 1846.

Fort Martin Scott

Fredericksburg was established as the second settlement of the Adelsverein in Texas. The location for the settlement was chosen by John O. Meusebach and neighbored the eastern boundary of the Fisher-Miller Land Grant. This location was to serve as a hub of operation for the surveying and settlement of the land grant acquired by the Germans in 1845.

In order to maintain the land grant the Adelsverein was required to survey and settle 3,878,000 acres by the fall of 1847. The grant was in the heart of the Peneteka Comanche hunting grounds and would require cooperation between both the German and the bands of Peneteka living between the Llano and Colorado Rivers. A treaty of mutual aid was reached between the Adelsverein settlements overseen by John O. Meusebach and the Peneteka bands of the upper Hill Country. On May 9, 1847, the Meusebach-Comanche Treaty was signed on the Marketplatz of Fredericksburg. The treaty enabled the survey crews to travel unmolested into the Comanche hunting grounds under the protection of the Peneteka. This treaty did not prevent any violence between the Nokoni or Tenawa bands of Comanche or Lipan Apache and the emigrants or surveyors.

As the frontier line shifted westward, the need for protection for the citizens of Texas increased exponentially. The soldiers stationed at Fort Martin Scott were tasked with three missions: protect local citizens from attacks, protect the wagon trains travelling on the Pinta Trail, and act as a representative of the Federal Government in the wilderness of the Texas frontier. During its waning years, the post served as a forage and subsistence depot for Fort Mason, Fort McKavett, Fort Inge, Camp Wood, and Fort Terrett.

The post was constructed on the banks of Barons Creek, a tributary of the Pedernales River, where limestone, cypress, and oak were all plentiful and easily obtained for construction. Fort Martin Scott consisted of twenty-one (21) buildings of limestone and timber constructed by the soldiers of the 1st and 8th Infantry and 2d Dragoons during a five-year span of 1848-1852. The post consisted of seven officer's quarters, four enlisted barracks, hospital, guardhouse, a 12-stall stable, laundress's quarters, magazine, and other associated structures. The fort also contained a post garden which was supplemented through commercial trade with the citizens of Fredericksburg.

During the early years of the post, the soldiers of Fort Martin Scott were regularly dispatched in response to attacks upon citizens by Lipan Apache, Tawakoni, and associated tribes. On December 10, 1850, Capt. H.W. Merrill of the 2d Dragoons negotiated a peace treaty between the Peneteka Comanche, Caddo, Quapaw, Tawakoni, Lipan Apache, and Waco tribes with the assistance of Indian Agent John Rollins, and Capt. J.B. McGowan of the Texas Rangers, with John Connor (Delaware) and Jesse Chisholm (Cherokee) acting as interpreters. The Fort Martin Scott Treaty of 1850 was never ratified by the Federal government but acted to calm tensions in the Upper Hill Country.

The post was abandoned on December 31, 1853. The grounds were used intermittently by travelers along the Upper San Antonio-El Paso Military Road as well as by military units traveling to and from San Antonio. During the Civil War, the post served as the headquarters for the 2nd and 3rd Frontier Districts for the Confederacy, mustering station for Texas State Troops, as well as a temporary prisoner-of-war camp for women and children related

Phase II Assessment

to suspected Unionists in the Hill Country. Confederate authorities at Fort Martin Scott did not trust the Germans in Gillespie and Kerr Counties and declared martial law in early 1862. A vigilante war was waged between neighbors with 'hangebund' (hanging bands) and guerillas persecuting the neutral and pro-Union citizens under the cover of darkness during the first few years of the Civil War. These hostilities culminated in the Nueces Massacre on August 10, 1862, with the death of thirty-seven (37) German-Texans while fleeing to Mexico to escape conscription.

Following the Civil War, Fort Martin Scott was temporarily used as a base of operations by the 4th Cavalry during the last three months of 1866 before freely being abandoned. The property was purchased by Johann Wolfgang Braeutigam for use as a residence and farm. Braeutigam built a small store along the old Pinta Trail and operated a biergarten on the premises. The Braeutigam family owned the property until 1949 when the property was sold to the city of Fredericksburg.



Figure 2 M1841 Mountain Howitzer

Local citizens scavenged the post grounds for building materials during the late 19th century and the existing structures were modified by the Braeutigam family to suit the needs of their farm.

Fort Martin Scott

There are currently five limestone structures, one log, and one battenboard structure at Fort Martin Scott. The guardhouse at Fort Martin Scott is the only surviving building from the original fort. Restoration work was completed on this structure in the early 1990s.

PROPERTY DESCRIPTION (Appendix A)

The original buildings at Fort Martin Scott were constructed of locally quarried limestone, adobe, cypress, and oak in a variety of combinations. According to the 1853 inspection report of the post nine of the structures were constructed in a pier and beam manner using dressed and undressed chinked logs to compose the walls, four were composed of whitewashed adobe, two were composed of riven weatherboarding from locally obtained cypress, one structure was a jacal, and two were composed of locally quarried limestone with the walls erected using rubble-fill construction methods. The stone and adobe structures were erected with the first course being laid at ground level. The roofs on the structures were all locally obtained and riven cypress shakes.

The post was laid out around a main quadrangle with the length running due East-West with Barons Creek bordering the post on the eastern boundary. The orientation of the grounds was constructed so that the Commanding Officer's quarters was on the West side, the guardhouse on the East side, the officer's quarters, hospital, bakery, and laundresses quarters all on the North side, and the enlisted barracks, storehouses, blacksmith shop, and magazine on the South side of the quadrangle forming the parade ground of the post.

Today the site is served by an asphalt entrance road off Highway 290 and a parking lot containing 27 standard parking spaces and four accessible parking spaces with posted signage. The site is comprised of five standing structures. There are three replica structures, one original structure, and one modern structure. The replica structures consist of two-officers' quarters and an enlisted man's barracks that now serves as the visitor center. The visitor center is located off the pathway to the east of the site and connected with a concrete ADA ramp for access to the porch, this building is approximately 2,200 square feet total with approximately 1,000 square feet of conditioned interior space with two ADA restrooms. This modern reconstruction of the historic enlisted men barracks in the dog trot style is built upon a base of stone and stucco faced concrete block. The visitor center walls are constructed of horizontally laid hewn logs that have been chinked in between. The roof is wood shingles with a porch that spans the length of the west façade.

To the northeast, sits the staff office building. This structure consists of approximately 600 square feet of interior air-conditioned space with two bathrooms. The south and east facing wood porch adds another 500 square feet of space. Clad in board and batten and placed atop concrete pads, the full attachment of the building is unknown. Weathered steel skirting hides the foundation and has a standing seam metal roof that appears to be in good condition.

Phase II Assessment

The guardhouse, circa 1850, is the only historic structure remaining. Constructed of local limestone, with roughhewn gable roof structure with wood shingles. The wood plank floors are supported by a stone foundation. The building is about 1,200 square feet and has a central fireplace with a chimney. The doors, frames and windows are wood that have been replaced but are in good operable condition.



Figure 3 Front Porch Enlisted Men's Barracks- Visitor Center

INVENTORY OF COLLECTIONS

Collections related to Fort Martin Scott fall into two categories. On-site educational collections and archeological collections that are stored off-site.

The educational collections include an assortment of sample props to help populate the various buildings throughout the Fort. These objects include cookware, furniture, wagons, a canon, and firearms and replica uniforms. The Fort Martin Scott Friends transferred this material to the City of Fredericksburg in 2019. Some of the objects have tracking numbers, but as of now a complete inventory hasn't been located.

Overall, this collection appears to be in fair condition with some conservation or restoration needs being readily apparent. Most of the collection is stored in buildings with no HVAC systems. The exhibit areas and objects could use a thorough cleaning to address the dust and insect activity.

The archeological collections are stored at the Center for Archaeological Research (CAR) in San Antonio. These collections were sorted and curated into five accessions by Texas Antiquities Permit (TAP) Number:

Acc 2203	TAP 1731	Recreation of Buildings A & R at Fort Martin Scott
Acc 2205	No Permit	Fort Martin Scott
Acc 2218	TAP 7669	Fort Martin Scott Utilities Monitoring
Acc 2219	TAP 1201	Fort Martin Scott Officers Quarters C
Acc 2220	TAP 790	Fort Martin Scott 41GD52 Test Excavations and Monitoring

The catalogs for the remaining accessions were completed by the lab but have not gone through CAR's quality control check. The material represented in the catalogs is consistent with similar sites that are under THC's stewardship.

There is one loan from the Dolph Brisco Center for American History it is a treaty stone on display in an exhibit case in the Fort's visitor center.

STATEMENT OF WILLINGNESS TO TRANSFER

On July 28, 2023, the Texas Historical Commission received a request on behalf of the City of Fredericksburg, Texas regarding the potential transfer of Fort Martin Scott to operate as a historic site under THC control.

COMMUNITY SUPPORT

The Fredericksburg community is very proud of their heritage and supports both Fort Martin Scott and its respective stewards. There is an opportunity to create an even stronger partnership between the Texas Historical Commission, Texas Tech University, Schreiner University, City of Fredericksburg, and The Former Texas Ranger Foundation (FTRF) while increasing community support for the fort and its history. Partnering with institutions such as Schreiner University, FTRF, and the nearby Texas Tech University satellite campus, provides opportunities to access top-tier academic programs such as archeology and history, generate a powerful recruiting tool,

Phase II Assessment

compile a network of local scholars and create the potential for strong co-branding.

EDUCATIONAL POTENTIAL

Fort Martin Scott presents exceptional and outstanding educational and interpretive opportunities as a potential property under the management of the Texas Historical Commission.

The original and reproduced structures of the Fort are firmly based on both the fort's extant remains when the work began in the mid-1990s. Its current configuration presents one of the most accurate and immersive military settings to interpret an important point in the US's struggle for westward expansion.

Additionally, it is the best site in the state to interpret and educate visitors on the system of Texas Frontier Forts associated with the expansion and colonization of the state, due to both its physical presence and condition. It is in fact the only location in Texas where visitors can experience both a fully realized Texas Fort and its associated German community standing together to understand their interrelationship under the Meusebach Peace Treaty.

Fort Martin Scott could easily be developed into an important destination location for many heritage tourists, school and public education groups, and Texas history enthusiasts. It has likely not realized its full potential in the past due to a lack of funding and sufficient staffing.

The facilities at the site offer a wide range of interpretive and educational opportunities for both gallery exhibits and active/interactive programs centering around both the Texas Frontier Forts and westward expansion, and the complex relationship between the Native Americans and German settlers. The site offers good potential for overnight immersive programming for all ages.

The existing gallery exhibits are professionally produced and fabricated. The current operations make excellent use of the gallery space available. These exhibits would still be viable for many years, with some modifications in content and additions of technology-based interactives would be needed.

The site's permanent collection contains only site-specific artifacts, covering all periods of its use and occupation, providing a rare educational opportunity for the visiting public to gain a better understanding of both daily life in the broad history periods it represents, and the role that Fort Martin Scott played in the settling of Texas that is unequalled elsewhere in the state. Its education and use collections are likewise excellent extant resources for education.

Fort Martin Scott is a vital gateway in interpreting Texas frontier history and educating the public about the important events surrounding the Texas Indian Wars and the Westward Expansion due to its physical presence, and its excellent location on highway 290. From an educational and interpretive perspective, it would be an excellent site for management by the Texas Historical Commission.



Figure 4 Room Two Guardhouse

BUSINESS PLAN

Vision:

The establishment of an operational vision for the site is important to assess opportunities to attract the largest visitor base and grow revenue to support the site and the agency.

Texas is rich in cultural differences and diversity. This is evident in each historic site's local economic focus, history, and customs. It is important to explore our human experience with cuisine, art, music, science, and unique customs tied to the site's history.

Phase II Assessment

At Fort Martin Scott the THC would strive to preserve not only its standing resources, but also the cultural expressions of the people the site served historically. The objective is to transform this historic property significant to telling the story of Texas Frontier Forts, US Camel Experiment, Westward Expansion of the frontier, and the Texas Indian Wars and its Peace Treaties into a name recognized property vital in the history of Texas. This will be achieved through developing its business operations, upgrade of existing facilities and development of a broad array of programming to enhance the overall visitor experience in partnership with the City of Fredericksburg, Texas Tech University, Schreiner University, Gillespie County, Former Texas Ranger Foundation, and the surrounding communities.

Enhancing the visitor experience will be achieved through effective marketing, collective-inclusive thematic programs, quality services, and creating an active sensory hands-on environment. A focus will be to create active programs that engage and excite the public, to provide an authentic and dynamic experience that guests will remember, promote, and revisit. THC management of Fort Martin Scott provides greater opportunities for coordinating the visitor experience across the Texas Frontier Forts story with assistance from the Texas Forts, Hill Country, and Pecos Trail Region's at Fort McKavett, Fort Lancaster, and Fort Griffin State Historic Sites.

Potential Interpretive Themes:

Spanish Colonial

- Presidio and Interstate relations (San Antonio-Santa Fe)
 - Pinta Trail
 - Spanish interaction with American Indians in Central Texas
 - post San Saba Spanish frontier

Republic of Texas

- Distribution of Land Grants
- Surveying
- European Immigration
- Adelsverein

Western Expansion

- San Antonio-El Paso Military Road
- US Camel Experiment
- Emigrant's Trail to California
- Gold Rush
- Frontier Economy
- Transportation

Military

Fort Martin Scott

- Antebellum military occupation
 - Depot
 - US Camel Experiment
- Three phases of frontier defense
- Texas Rangers/Camp Houston
- Fort Martin Scott Treaty of 1850
- Civil War and postbellum use

German Texans

- Agricultural themes
- 48'ers and Anti-Slavery
- Unionism

Civil War

- Homefront/families
- Frontier Defense/Texas State Troops
- Unionism
- Hill Country 'Civil War' and Vigilantism
- Nueces Massacre/Treue der Union

American Indians

- Peneteka Relations
- John Meusebach
- Lipan Apache
- Meusebach-Comanche Treaty
- Captured Settlers

Post Military use

- Frontier Economy
- Agriculture

Archeology

- Public Archeology Programs
 - Archeology workshops with Texas Tech University

Historic Preservation

Phase II Assessment

- STEAM Themes
 - Science
 - Military as scientists
 - Botany, etymology, biology, anthropology examples sent from frontier to Smithsonian
 - Chemistry
 - firearm ignition
 - percussion caps
 - Technology
 - evolution of military equipment
 - flintlock vs percussion arms
 - friction primers for artillery
 - Texas as the testing grounds during antebellum era
 - Engineering
 - Variety of building materials
 - Soldier labor and low-skilled construction
 - Art
 - Capt. Seth Eastman, Artist
 - Richard Petri, Artist
 - Herman Lungkwitz, Artist
 - Mathematics
 - applied mathematics
 - trigonometry with artillery
 - geometry in construction



Figure 5 Jail Cells Located in Guardhouse

Operational Focuses:

The following are important focus areas for the THC's Historic Sites:

- **Innovation and Growth**

The development of innovative approaches to attract new visitors and grow the site's revenue is a business objective. This can be done with new business practices, methods to increase operational efficiency, and entrepreneurial efforts to enhance the visitor experience and market exposure. In addition, the utilization of technology is another tool to enhance the site's business objectives, market position and name recognition.

Phase II Assessment

- Preservation/Stewardship

One primary focus is the overall care and maintenance of the property, and on-site conservation and care of the museum and archive collections. This includes the implementation of best practices in the stewardship of historic sites and collections; efforts in place or planned to promote public interest in historic preservation, archeology, and museum/archival collections; and the establishment of best practices to safeguard the site collections as well as the public.

- Educational Programming

The development of dynamic educational and interpretive programming that attracts visitors to the site is vital to success. This includes garnering positive responses from local schools and districts on the value of the site in meeting the school's needs through programs that meet the core state curriculum standards, and resources for students and teachers that augment classroom learning. This also includes engaging public programs that attract a broad spectrum of ages and interests that center on Texas history.

- Community Engagement

The growth of local support for the historic site within an established Friends Group, and the community at large, is vital. This may include a strong volunteer force that supplements the site's ability to meet business objectives, onsite events, and outreach programs. The active support of the local community in meeting its overall business objectives is critical. Community engagement also includes the active participation of the site manager in local groups to represent the Texas Historical Commission, contribute to the community, and build strong relationships with both public and private organizations. Through these efforts, the result is a positive reputation of the Texas Historical Commission within the community it serves and producing reciprocated support that expands the site's capacity to grow in its mission.

Future Business Objectives:

- Strengthen the destination's sense of place and integrate with other like sites.
- Enhancing the public realm.
- Create a pedestrian friendly environment.
- Establish a contemporary interpretive experience.
- Create a gateway of interpretation to other frontier forts.
- Use developed infrastructure in an exciting way to better serve the public.
- Enhance and accentuate the historic archaeology.
- Provide an excellent example of interpretive landscape design.
- Offer an interesting destination for visitors.
- Ongoing temporary exhibits and new programming to maintain strong visitation and interests.
- Increase cooperative marketing of Independence Sites and the local community.

NEEDED AND AVAILABLE FUNDING

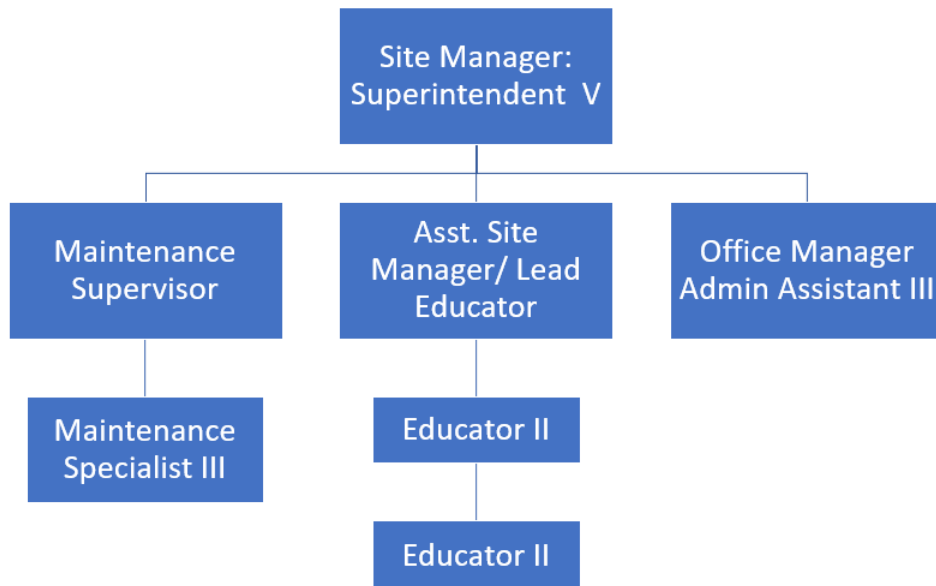
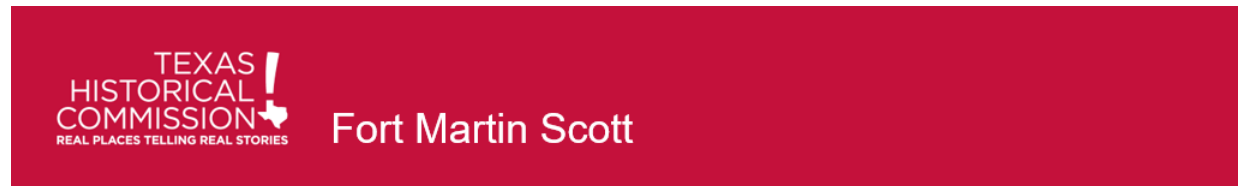
The City of Fredericksburg visitation averages 2.6 million annually (AY22 resident population was 11,076). It produced \$122,923,384 in gross lodging receipts (hotels and short-term rentals) and has recovered \$5,804,348 in lodging occupancy tax in the year 2022. City officials have signaled a willingness to contribute a portion of this tax annually with the transfer of Fort Martin Scott. This would be to assist with operational needs, but amount and duration will need to be determined during the Phase III assessment.

OPERATING AND DEVELOPMENT COSTS

Operating Costs. Based on the town’s current tourism visitation and revenue figures provided by the City of Fredericksburg, Fort Martin Scott would enter operations as a Tier V site. The site would operate a 5-day schedule and its size and complexity of operation would require 5-6 staff when fully operational.

Anticipated annual budget:

Personnel	\$250,000 to \$300,000 (5-6 FTE)
Operations	\$195,000 to \$210,000





Fort Martin Scott

Proposed Site Budget



The Guardhouse is the only remaining original structure of the site

Salaries and Wages	\$300,000.00
Other Personal Costs	<u>\$10,000.00</u>
Total Personnel	\$310,000.00
Travel	\$6,500.00
Fuel and Lubricants	\$4,500.00
Purchased Contracted Services	\$5,500.00
Copies Services	\$600.00
Postage and Postal Services	\$600.00
Consumables	\$5,700.00
Hardware, Supplies, and Materials	\$600.00
Parts Furnishings Equipment	\$1,000.00
Communication Services	\$1,700.00
Electricity	\$55,000.00
Telecom Monthly Charge	\$6,500.00
Telecom Other Services Charges	\$1,700.00
Telecom Dedicated Data Circuit	\$575.00
Waste Disposal	\$3,600.00
Membership Dues	\$60.00
Employee Registration Fees	\$1,500.00
Fees and Other Charges	\$450.00
Electronic Payment Fees	\$2,000.00
Property, Furniture, Equipment	\$50,000.00
Building Mnt Repair	\$50,486.90
Vehicle Mnt Repairs	<u>\$8,000.00</u>
TOTAL OPERATING	\$206,571.90
TOTAL	\$ 516,571.90

Development Costs. Costs would include additional archeology, roof replacements, exterior masonry restoration, appropriate landscaping modifications, interpretive master-planning, and some exhibit updates.

Taken together these items point to a comprehensive project approaching \$2 million over the next 3 biennia. The estimated exhibit upgrades total \$400,000 and can be planned but are not critical at this time. The additional archeology (\$180,000), professional services (\$300,000) and interpretive master planning (\$150,000) can annually be budgeted and scheduled.

Ideally, construction and related services would be completed as a single project. This would achieve the greatest efficiency, attract the most qualified contractors and vendors, and have the shortest duration of disruption at the site, but also require the greatest up-front cost. With the work subdivided into several smaller projects as discussed above there would be minimal loss of efficiency, but an extended duration could result in escalated construction costs over time.

Regardless of which approach is taken, there will be some inconvenience to staff and visitors during construction and exhibit updating. However, site operations would not have to be shut down for the duration of construction.

REVENUE GROWTH POTENTIAL

POTENTIAL REVENUE SOURCES

- Admissions
- Rentals
- Events
- Retail
- Lodging
- Food Service
- Educational Programming
- HOT Tax Revenue
- Direct Donations

A new operational model for the site can assist in growing additional revenue to assist in supporting the historic site.

- **Museum Retail Store**

An upgraded and remodeled museum store with expanded items available for purchase will assist in creating more visitor interest and assist in enhancing an amenity that the public looks for at cultural institutions. The stories told at the site range from Spanish Colonial Missions, ranching, Native Americans, military, revolution, and western settlement history. This provides an opportunity to stock the store with items that illustrate and enhance the stories told on-site.

It is important to establish a museum quality product line consistent with site and agency missions, maintain consistent inventory levels to maintain interest, obtain the lowest cost and highest profit margin, and establish a per visitor sale goal at the historic site to monitor success both in revenue objective and public engagement and interest. The following are important objectives for the museum store:

- Define signature item/items for the historic site;
- Cultivate vendors to provide product/branding consistency;
- Coordinate with Austin management for overall retail plan coordination within the system of sites;
- Coordinate brand development with selected vendors;
- Development of product lines with emphasis on proprietary items with a variety of price points, including possible licensing of products;
- Develop online retail avenues (centralized through Austin) for some product lines and coordinated bulk purchases to increase profit margins;

Phase II Assessment

- Develop “portable” retail opportunities to support large-scale annual events on and off site.

As part of this initiative, a graphic design could be created to capture the essence of place and define a brand image for the historic site. This image could be used to highlight the site identity and provide a graphic for product placement. This would be coordinated under the agency’s Brand Identify Guidelines.

- Admission Fees

An updated fee structure needs to be established for the historic site. Currently there are no admission fees and site collects donations only. The fee structure will be assessed further to determine the best market rate. Fees are approved by the Executive Director based on The Texas Administrative Code.

- Tours and Treks

It is important to strongly connect the historic site with the Texas Heritage Trails Program and local heritage tourism efforts. To forge a stronger partnership, the Historic Sites Division should develop regional tours and treks centered on a historic site and, where possible, partners with the local Texas Heritage Trail. The tours and treks can be organized through themes and/or individual events. These can be walking tours, teas, nature walks, overnight treks, stargazing, cemetery tours, archeological excavations, courthouse tours, etc. These types of tours provide a means to market several activities, promote new events and expand market outreach.

- Market Analysis and Investment

An important need is to develop a new market strategy for the historic site. Having a strategic marketing plan to identify market areas for investment is vital. Knowing the demographic make-up of an interested user group will help define areas of investment both outside as well as inside the state and target markets in specific areas for the best results. There is a broad menu of marketing options and knowing what is effective and what will produce the best results will require further analysis. The overall objective is to increase visitation and revenue at the site through targeted marketing efforts.

- Donations

There is no active philanthropic partnership in place at Fort Martin Scott. The site can identify its annual initiatives and can advertise for donations from visitors and community members with a developed Friends group. The ability to raise significant funds by the local community illustrates the effectiveness of a well- organized and managed community effort. Fredericksburg has a large volunteer community and has the capacity to support large fundraising efforts.

Overall Business Success for the Site can be Defined as:

- Relevant, realistic and achievable outcomes/assumptions;
- Quality visitor experience(s) driving growth;
- Establish compelling reasons to visit the site;
- Expand visitor base through unique programming and temporary exhibits;
- Strengthen value and support of local customer base;

Fort Martin Scott

- Set business goals with strategies;
- Invest in a Business Intelligence System that will work in a rural location;
- On-going market research;
- Testing of market, product quality and customer response;
- Link in and utilize local government support to meet economic, political and community development objectives;
- Utilize available resources to meet budget and operational needs in the most cost-effective way.

ACCEPTANCE CRITERIA CONCLUSIONS AND RECOMMENDATION

As put forward in THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), consideration for accepting a historic property for development as a Texas Historical Commission historic site must be accomplished through addressing the specific criteria listed below.

(1) The property must have recognized statewide or national significance based on the standards of the National Register of Historic Places.

Conclusion: Fort Martin Scott is a Registered National Historic Landmark and is significant for the role it played in the frontier colonization as it was the first Federal Fort on the Texas frontier.

(2) The property should be able to provide interpretation of a significant theme or event of Texas history that is not fully represented by the Commission's existing historic sites or other historic sites accessible to the public. The Commission will strive to maintain a geographic, cultural, and thematic balance in its program.

Conclusion: The site would serve as the only example where the immigrant, military, and American Indian storylines meld in a non-violent manner to tell the story of western expansion in Texas. Fort Martin Scott was built next to the Spanish Pinta Trail roadway which served as a Camino Real between San Antonio and Santa Fe during the 18th century. This roadway was later improved upon to create the Emigrant's Road/Northern San Antonio-El Paso military road which served as the main overland route for emigrants to California through Texas during the Gold Rush. The site was established adjacent to the Adelsverein settlement of Fredericksburg to protect the colony and act as representatives of the United States government on the frontier of the new State of Texas. The treaty between the German Texans and the southern bands of Peneteka Comanche served as the only treaty created between the Plains Indians and private citizens in United States history.

The story of European colonization companies during the Republic of Texas era would be unique to this location. The establishment of Fredericksburg and the subsequent surveying of the Fisher-Miller Land Grant created the need for a military post to be established at this site. Fort Martin Scott was the first Federal Fort established on the Texas frontier, over the course of a decade Texas would have 1/3 of the entire Federal Army within its borders. These soldiers worked with the citizens of Fredericksburg to create a government contract-based frontier economy.

Phase II Assessment

The site would serve as the only Civil War-era historic site to tell the story of Unionism during the conflict. Fort Martin Scott served as the headquarters for the 2nd and 3rd Frontier Districts for Texas State Troops as well as a temporary POW camp for citizens related to suspected unionists. The vigilantism and political strife grew to the point in the areas surrounding Fort Martin Scott that local citizens fled conscription to Mexico and pursued resulting in the Nueces Massacre near Comfort, Texas. This was commemorated with the Treue der Union monument in 1866.

(3) The property should have exceptional integrity of location (including surrounding environment), design, material, setting, feeling, and association.

Conclusion: The site has been in continual use since its establishment in 1848. After the abandonment of the post by the military in 1866 the property was purchased by the Braeutigam family for use as a biergarten, farm, and private residence. The City of Fredericksburg purchased the property in 1959 from the Braeutigam family and the location has since been used as a historic park. The property borders Barons Creek with undeveloped acreage along and beyond the creek with the viewshed to the West being without modern intrusions. Nature trails along Barons Creek may be included with the property dependent on Phase III conclusions. The properties to the North and South are owned by the City of Fredericksburg with no future further development planned. The reconstructed structures on site are true visual representations of the historic structures which assist with the historic feel of the site with the Archaeological integrity intact.

(4) The property should have appropriate collections (objects, manuscript material, artifacts) associated with the historic site or necessary artifacts related to the site's history and period of significance should be identified and available.

Conclusion: The Fort Martin Scott's collection features primarily archaeological objects found on-site during excavations. As such, the collection is made up of mostly 18th and 19th century pottery, metal works, glass, and historic documents. There is a Treaty Stone on loan from the Dolph Brisco Center for American History, otherwise the exhibits are created entirely of the educational collection. All the objects appear to properly fit within the scope of interpretation for the site which presently includes Prehistoric Occupation to the end of Reconstruction, and represents topics such as German colonialism, Texas Frontier Forts, Westward expansion, and Texas Indian Wars

(5) The property must be appropriate for use as an interpretive museum or historic site, have high potential to attract and accommodate diverse and new audiences, and be accessible to travelers as well as to the local community.

Conclusion: The Fort Martin Scott facility is equipped for properly exhibiting and storing historic artifact collections. The museum is currently located in the recreated enlisted barracks with interpretive panels throughout the grounds. The site is bordered on the East by Hwy 290 which is a major thoroughfare for visitors through the Texas Hill Country. There is high visibility from the road and any interpretive or educational programming on the grounds would draw in visitation from the local community and travelers. Fredericksburg is a tourist destination in the Texas Hill

Fort Martin Scott

Country with TX-16, Hwy 290, and US 87 converging in town. The high population centers of Austin and San Antonio are both within 75 miles of the site and Fredericksburg has a steady stream of tourists throughout the year. The location of Fort Martin Scott makes the site an ideal location to not only tell the story of Fort Martin Scott, but act as a conduit to introduce travelers to our more remote sites in Central and West Texas.

(6) The property must be available without restrictions that would limit the Commission's options for preservation and interpretation as a historic site (for example, a life estate retained by the grantor, restrictions against future sale or conveyance, or limits on alterations deemed appropriate by Commission). The Commission encourages the use of easements or other restrictions to ensure the preservation of historic sites.

Conclusion: The current owners of the property, the City of Fredericksburg, Texas, are very interested in transferring Fort Martin Scott to the THC. There are no known restrictions, and the city is very supportive of historical preservation and programming.

(7) Financial resources must be available or assured, including an endowment fund where appropriate, or sources of funding must be identified in a comprehensive funding plan to ensure the restoration, interpretation, development, long-term operation and preservation of the site.

Conclusion: The city has signaled interest in providing annual financial support through the Hotel Occupancy Tax. The amount and duration will need to be agreed upon during the Phase III assessment.

(8) The property must have the potential for strong supporting partnerships including community support.

Conclusion: Fort Martin Scott is located in an elevated economic area that is focused on heritage tourism. Partnerships with Texas Tech University, Schreiner University, The Former Texas Ranger Foundation and the City of Fredericksburg could potentially provide strong fiscal and volunteer support respectively.

Recommendation:

Fort Martin Scott is a defining place for Texans, not only as a key site of Texas' involvement in the Westward Expansion, but also as a direct gateway to other Texas' frontier forts. The addition of Fort Martin Scott provides an opportunity to tell a more diverse and comprehensive story across the Fort sites, bringing the story of Texas Indian Wars and its influence on frontier settlements, full circle. Being the first fort in Texas it will also be a place to connect the stories of the native peoples, German Heritage, and Soldiers and the impacts on their changing communities. The site is significant and has undergone substantive restoration with many resources available, including historical documentation, documentation of the restoration, and multiple archeological reports (5).

Phase II Assessment

While THC would need to create an Interpretive Master Plan, the current exhibits are appropriate and in good condition, requiring only minor adjustment in the short term. Immediate needs as far as infrastructure on site would be upgraded site signage, wayside exhibits, and renovating the retail space.

The addition of this site will greatly assist in building a visitor experience that provides greater name recognition to THC and facilitates in driving visitors to the THC's remote sites and helps to place these fort sites back as "must visit" representing a unique, critical, and important role in history and assisting in educating Texans and visitors to the state's rich military legacy. Mutual terms and conditions would be set out in an agreement between the City of Fredericksburg and THC. It is recommended to proceed to a Phase III Assessment to provide a conduit to further engage the City of Fredericksburg in discussing opportunities for programmatic growth, the acreage of the site to be transferred, and to discuss the financial commitment to annual operating cost.

THC staff finds that Fort Martin Scott meets the primary criteria established for inclusion in the Texas Historical Commission Historic Sites and recommends proceeding with a Phase II assessment to take the necessary steps to designate Fort Martin Scott as State Historic Site.

Fort Martin Scott

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APPENDIX A:

Site Map



- | | | | |
|--------------------------------------|-------------------------------|--|-----------------------------------|
| A. Commanding Officer Quarters Ruins | F. Blacksmith Shop | K. Shed (Modern) | O. Sutler Store |
| B. South Well | G. Guardhouse | L. RV Pump Station | P. Officer's Quarters Ruins North |
| C. Enlisted Men's Barracks Ruins | H. Guardhouse Well | M. Staff Office Building | Q. Officer's Quarters North |
| D. Visitor Center | I. Kaundresses Quarters Ruins | N. Pavillion & Attached Storage Building | R. Officer's Quarters Ruins South |
| E. HVAC | J. Bakery Ruins | | S. Officer's Quarters South |



TEXAS HISTORICAL COMMISSION
real places telling real stories

TEXAS HISTORICAL COMMISSION

Item 13.5

Texas Historical Commission
Historic Sites Committee Meeting
October 26, 2023

Consider approval of Historic Sites Admission Subcommittee Report

Background

A subcommittee of the Commission met with Historic Site staff to review the current fee structure. The committee discussed and addressed several questions.

- 1) Does Historic Sites have an active military price level? Rather than having a discount on each visit, one thought is to have active military pay full price, then on Veteran's Day/Memorial Day, provide free admission.
- 2) Should Historic Sites address uniform admission pricing across all sites, how is it addressed and what market research is done?
- 3) What is planned for the development of an annual pass and how is the fee to be determined?
- 4) Do we consider a senior pass at a certain price, issued at, or over the age of "X"?
- 5) How is pricing marketed on the website(s) and whatever other media sites/social media/our magazine?
- 6) What is the Historic Sites family/group pricing?
- 7) Can we implement a multi-site or statewide pass? And if so, how do we price that pass? Would this make sense to implement in conjunction with the passport program that is getting rolled out?

Suggested Motion (Committee)

Move to send forward to the Commission to approve fees and fee structure as recommended by the committee.

Suggested Motion (Commission)

Move to approve fees and fee structure as recommended by the committee.



MEETING NOTES: Fee Structure Sub-Committee

The Committee of Commissioners met on September 27, 2023.

Commissioners Present:

Garrett Donnelly, Chair
Monica Burdette, Member
John Crain, Member

Commissioners Absent:

None

Staff Present:

Joseph Bell, Deputy Executive Director of Historic Sites
Inez Wolins Assistant Deputy Director of Historic Sites
Deborah Brea, Executive Assistant to Joseph Bell

Committee Charge: Examine: (1) the current fee structure; (2) the decision-making process for changes and initiatives; and (3) specific value-added enhancements like state or national entities and national opportunities that Historic Sites can offer.

A Task Force of Site Managers and Assistant Site Managers offered written suggestions and recommendations for consideration. The Task Force Members were:

Eric Abercrombie, Assistant Site Manager, Fort Griffin
Jordan Anderson, Assistant Site Manager, San Felipe de Austin
Donna Barker, Assistant Site Manager, Washington-on-the-Brazos
Danielle Brissette, Manager, Magoffin Home
Barbara Judkins, Manager, Starr Family Home

Commissioners endorsed the fee structure that was approved by the full Commission at their April 2023 meeting with no changes proposed at this time.

The Fee Structure Committee recommends six (6) actions for a vote of the Full Commission at the October 2023 Quarterly Meeting in one motion as described below.

RECOMMENDATION #1: Develop a Lifetime Pass to Honor Special Recipients.

The Commissioners propose that issuing of any Lifetime Passes for free admission to all Historic Sites be considered to honor recipients for gifts or service at the discretion of THC leadership.

RECOMMENDATION #2. Develop an Annual Passes Program.

- **2.1. Friends of the Sites**
 - Individual Site Friends Groups
 - Free at that site only for all member contacts in Volgistics
- **2.2 Friends of the THC**
 - Free at all sites
 - Explore the ability to ensure FTHC receive bar-coded cards to present onsite. Whenever online admission options become available, prepare for online ticketing.
 - Work with the FTHC to examine issuance and associated tiered benefits, such as discounts in Stores, facility rentals, and for programs.
- **2.3 Annual Passes for Individuals, Seniors, Veterans, and Families**
 - The Commissioners encourage the Historic Sites team to review how to implement the creation of a Senior Pass and a Family Pass and return with a recommendation course of action after consideration of the cost for the annual, software, accounting, renewals, and promotional logistics.

NOTE: Historic Sites that operate with public-private partnership agreements will be consulted to ensure revenues do not negatively impact operating agreements.

RECOMMENDATION #3. Create up to eight free Saturdays at the discretion of Historic Sites and Offer free admission on State and National Holidays when All Sites are Open.

- **3.1 Free Saturdays (not to exceed eight per site)**
 - Enables individual sites to promote special site dates (e.g., Eisenhower’s birthday, Charles Goodnight’s birthday, Battle of Coletto Creek) while eliminating the need for multiple POS codes in the new Point-of-Sale system.
- **3.2 Free National/State Holidays when Sites are Open**
 - Eight National Holidays
 - Two State Holidays

NOTE: Historic Sites that operate with public-private partnership agreements will be consulted to ensure revenues do not negatively impact operating agreements.

RECOMMENDATION #4. Participate in the Blue Star Families Program between Memorial Day and Labor Day as expand free admission to activity military and their families year-round.

NOTE: Historic Sites that operate with public-private partnership agreements will be consulted to ensure revenues do not negatively impact operating agreements.

RECOMMENDATION #5. Historic Sites already offer discounted rates for seniors and veterans and will extend discounted rates for teachers and first responders.

NOTE: Sites that operate with public-private partnership agreements will be consulted to ensure revenues do not negatively impact operating agreements.

RECOMMENDATION #6. Current Historic Sites staff and Commissioners will be able to rent facilities for recreational/personal use and overnight stays at a 50% discount of current rates in addition to their current free Site admission and 20% discount in the Stores.

NOTE: Historic Sites that operate with public-private partnership agreements will be consulted to ensure revenues do not negatively impact operating agreements.

Staff were asked to return to the Committee with more information about the number of volunteers and tiered benefit recommendation(s) based on hours of service.

Historic Site	Adult Admission	Adult Admission Compensated	Child/Student Admission (6-17)	Child/Student Admission (6-17) Compensated	Seniors/Veterans/Teachers/ First Responders Admission	Blue Star Program/Active military with ID	Family Fee (Up to 3 Members)	Family Fee (Up to 3 Members) Compensated	Per Additional Family Members	Per Additional Family Members Compensated	School Groups (per student)	School Groups (per student) Compensated	Other Fees NOTES
Bush Family Home	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$3.00 for active military
Caddo Mounds	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
Casa Navarro	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
Confederate Reunion Grounds	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	The grounds are open 7 days a week. \$10 Overnight \$50 Pavilion up to 25; \$100 Pavilion up to 50; \$300 Pavilion up to 150
Eisenhower Birthplace	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$12.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	Fees (not tour school groups) will give access to both EBP and SRH
Fort Griffin	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$22 for full hookup; \$10-15 for primitive camping; \$12 tent camping; \$15 RV Water/Electric
Fort Lancaster	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
Fort McKavett	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
French Legation	\$7.00	\$0.00	\$4.00	\$0.00	\$6.00	\$0.00	\$14.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	FRL Adult Group; FRL Adult: Comp; FRL AS:Comp:SC; FRL SA: Seniors:+65; FRL School Tour; FRL Walking Tours (WT)
Fulton Mansion	\$7.00	\$0.00	\$4.00	\$0.00	\$6.00	\$0.00	\$14.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	School PF Per Site 2
Goodnight Ranch	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
Kreische Brewery/Monument Hill	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
Landmark Inn	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$140 - \$180 for overnight rooms \$10 Photography Fee (current fee) SA:Seniors:+65:2 \$150 Tables & Chairs; \$100 Tables Rental \$200 Vance Parlor \$100 Wedding Set Up
Levi Jordan Plantation	\$10.00	\$0.00	\$5.00	\$0.00	\$8.00	\$0.00	\$22.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	Fees will give access to both LJP and VHP \$50.00 per hour for the Classroom \$100 per day per bedroom \$1000 per day if entire facility is rented \$200 per person per day for Public Archeology Program Combo Ticket: AA:LEV/VHP COMP & AA:LEV/VHP Adm
Magoffin Home	\$7.00	\$0.00	\$4.00	\$0.00	\$6.00	\$0.00	\$14.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$0 Visitor Center - Facility Income
Mission Dolores	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$24 per night per 2-week rental AF = After Hours Facility Income - Weekly Rate \$92.50, \$100, \$185.00., \$96.00; \$200.00; \$360.00; \$400.00
Presidio La Bahía	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$500 Parade Ground 9am - 10pm \$75 Parade Ground each hour after 10pm \$400 Barracks \$150 Museum after hours Guest Quarters (tax not included): Sunday thru Thursday - \$200 per night Friday thru Saturday - \$230 per night PLB:AA:Veteran5; PLB:AC:Child:G2; PLB:AS:School PF2; PLB:SA:Seniors:+65:5; PLBAA:Adult:G5; PLBChild:Comp
Sam Bell Maxey	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	
Sam Rayburn House	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$12.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	Fees (not tour school groups) will give access to both EBP and SRH
San Felipe de Austin	\$10.00	\$0.00	\$5.00	\$0.00	\$8.00	\$0.00	\$22.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	Local resident discount \$8 for adults and \$7 for Vets \$96 Tables/Chairs/Linens \$2 Family:Child 5-14 \$25/\$50/\$100/\$875 After Hours Facility Use
Starr Family Home	\$5.00	\$0.00	\$2.00	\$0.00	\$3.00	\$0.00	\$8.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	\$60.00 Blake Home \$100 Blake Home and Grounds
Varner-Hogg Plantation	\$10.00	\$0.00	\$5.00	\$0.00	\$8.00	\$0.00	\$22.00	\$0.00	\$1.00	\$0.00	\$1.00	\$0.00	Fees will give access to both LJP and VHP \$100/night, \$150/night Ranger's Cottage Combo Ticket: AA:LEV/VHP COMP & \$10.00 AA:LEV/VHP Adm

Historic Site	Adult Admission	Adult Admission Compensated	Child/Student Admission (6-17)	Child/Student Admission (6-17) Compensated	Seniors/Veterans/Teachers/ First Responders Admission	Blue Star Program/Active military with ID	Family Fee (Up to 3 Members)	Family Fee (Up to 3 Members) Compensated	Per Additional Family Members	Per Additional Family Members Compensated	School Groups (per student)	School Groups (per student) Compensated	Other Fees NOTES									
Washington-on-the-Brazos Complex	\$8.00	\$0.00	\$5.00	\$0.00	\$7.00	\$0.00	\$20.00	\$0.00	\$1.00	\$0.00	\$2 for single site \$5 for all 3 sites	\$0.00	\$30 Pavilion 1 (50 max occupancy) \$37.50 Pavilion 2 \$450/\$700 Conference Center \$125/\$250 Brazos Overlook ADM:Car Counters									
Unique Site Operations																						
Acton																						
Fannin Battleground													FANAA:Comp									
Fanthorp Inn													Suggested donation FTIAA:Comp									
Lipantitlan																						
National Museum of the Pacific War	\$25.00	\$0.00	\$10.00	\$0.00	\$16 / \$14	\$0.00					Free	\$0.00	Group of 20 or more \$12 per person WWII Vets, Special Programs, & ANF Members are free. NMPW Digital Public; NMPW Digital Student; NMPWAA: Adult NMPWAA: Comp; NMPAC:Child; NMPWAS: Student; NMPWOR: Comp: Adult; NMPWSR:Senior;									
Old Socorro Mission																						
Palmito Ranch																						
Port Isabel Lighthouse	\$5.00	\$0.00	\$3.00	\$0.00	\$4 / \$2.50	N/A					\$2.00	\$0.00	Under MOA with the City. Summer Hours (Memorial Day to Labor Day) 10am-9pm. Members fee (1st Responders & Vets) \$2.50 PIL LH Visitor Only: Comp; PIL Visitor Center Only: Comp; PIL:OR:Adult:PD; PIL OR:Child:PD; PILAA:Adult:Comp; PILAA:Adult:Group Tour; PILAA:Comp; PILAA:Veteran: PILAC:Comp:Child; PILAS:Student:4-14; PILAA:Veteran: PILSR:Adult:+55; PILOR: Webinar									
Sabine Pass Battleground	\$5 per car											\$3.00 for Vets-active military free										
San Jacinto Battleground	\$14.00	\$0.00	\$6.00	\$0.00	\$10.00	\$0.00					\$5.00	\$0.00	Museum Members are Free Tour Groups – regular price unless special tour requests are made then it is “call for quote” <table border="1"> <tr> <td>SAJ Day-Adult</td> <td>SAJ Day-Adult</td> <td>19.99</td> </tr> <tr> <td>SAJ Day-Child</td> <td>SAJ Day-Child</td> <td>14.99</td> </tr> <tr> <td>SAJ Day-Child</td> <td>SAJ Day-Child</td> <td>14.99</td> </tr> </table>	SAJ Day-Adult	SAJ Day-Adult	19.99	SAJ Day-Child	SAJ Day-Child	14.99	SAJ Day-Child	SAJ Day-Child	14.99
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All children 5 and under are free.

Yellow Highlight denotes that the amount has changed from the previously approved schedule of fees.