

# Architecture Committee

May 12, 2020

Teleconference



TEXAS HISTORICAL COMMISSION

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**AGENDA**  
**ARCHITECTURE COMMITTEE**

Teleconference Meeting

May 12, 2020

1:00 p.m.

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*Pursuant the Governor's executive order to avoid gatherings of more than ten and the Governor's March 16, 2020 suspension of certain provisions of the Texas Open Meetings Act, the May 12, 2020 meeting of the THC Architecture Committee will be held by telephonic conference call, as authorized under Texas Government Code section 551.125.*

*Members of the public will have access by calling toll-free 877-226-9790, access code: 4070314. A copy of the agenda and meeting materials are available at [www.thc.texas.gov/teleconferences](http://www.thc.texas.gov/teleconferences) . A recording of the meeting will be available after May 13, 2020. To obtain a copy of the recording, please contact (Donye Reese, Office Manager) at 512-463-6094.*

*The members may discuss and/or take action on any of the items listed in the agenda.*

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1. Call to Order — *Chairman Perini*
  - A. Committee member introductions
  - B. Establish quorum
  - C. Recognize and/or excuse absences
2. Consider approval of meeting minutes for the Architecture Committee Meeting of January 28, 2020 — *Perini*
3. Architecture Division update and committee discussion — *Graham*
4. Adjournment — *Perini*

# MINUTES

## TEXAS HISTORICAL COMMISSION

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### MINUTES ARCHITECTURE COMMITTEE

Embassy Suites by Hilton Austin Central  
Agave Ballroom A/B  
5901 North I.H. 35  
Austin, Texas  
January 28, 2020  
2:04 p.m.

**Committee members in attendance:** Commissioners Tom Perini, Earl Broussard, Jr., and Wallace Jefferson  
Commissioners Monica Burdette, Laurie Limbacher, Garrett Donnelly, and Lilia Garcia.

**Committee members absent:** None

#### 1. Call to Order

The meeting was called to order by Chairman Perini at 2:04 p.m. He announced the meeting had been posted to the Texas Register, was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that notice was properly posted with the Secretary of State's Office as required.

#### A. Committee member introductions

Chairman Perini welcomed everyone and called on each commissioner to individually state their name and the city in which they reside.

#### B. Establish quorum

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

#### C. Recognize and/or excuse absences

Chairman Perini noted there were not absences to recognize and/or excuse.

#### 2. Consider approval of the July 18, 2019 Architecture Committee Minutes

Chairman Perini called for a motion to approve the minutes of the October 3, 2019 Architecture Committee meeting. Commissioner Broussard motioned and Commissioner Garcia seconded the motion, which passed by a unanimous vote.

#### 3. Architecture Division update and committee discussion

Division of Architecture Director Bess Graham began the Architecture Division update with a summary of the sections of the division. She stated the Division of Architecture is comprised of five programs organized within three program areas in the Division of Architecture. Ms. Graham noted that the Regional Review program area is now called Federal and State Review. She reported first on Federal and State Review highlighting Cotulla City Hall which was formerly the Cotulla Motor Company building. Ms. Graham explained this project was funded by a USDA Rural Development rehabilitation grant and underwent a Historic Preservation Act Section 106 review. Other types of reviews that were completed include the Wood Federal Courthouse in San Antonio. It is anticipated the General Services Administration and Federal Government will be transferring that building to the City of San Antonio with Federal Covenants. Ms. Graham also noted staff from Federal and State Review attended the Archeology Fair in Brownsville at the Palo Alto Battlefield.

Ms. Graham continued reporting on the activities of the Texas Preservation Trust Fund program headed by Lisa Harvell. Bess Graham noted that full work for the 14 FY 2020 grants awarded October 2019 are underway. Ms. Graham also advised the deadline for 2021 grant applications is February 7, 2020. She also highlighted an article on the Texas Preservation Trust Fund in *The Medallion*.

Ms. Graham relayed activities of the Disaster Assistance Program led by Lisa Hart. Bess Graham noted 39 grants were awarded by The Commission and they will go through approval by the National Park Service for funding. She also shared 31 of 34 grants have been visited by staff again. Ms. Graham also noted all 39 projects have been uploaded into the National Park Service database. Additionally, she advised the National Park Service has now officially approved 15 of those 39 projects and are currently working on finalizing more agreements with both NPS and subgrantees.

Ms. Graham continued the report with notes from the Historic Tax Credit Program, which is led by Caroline Wright. Ms. Graham highlighted the tremendous growth in the program since the State Tax Credit Program began in 2015. She noted the State Tax Credit program has been a motivator for people to pursue federal tax credits. Ms. Graham also advised that the Historic Tax Credit staff is now up to 3 full time reviewers. Additionally, she noted various cities across the state are taking advantage of the program, with Dallas and San Antonio having the most applicants.

Ms. Graham reported on the activities of the Courthouse Program. She noted that Sharon Fleming compiled a year-end report on Courthouse Program activities which included holding the Courthouse exhibit at the State Capitol 3 times during the past legislative session. She also highlighted the Courthouse Program received a \$25 million-dollar appropriation from the legislature, which is the most that has been received over the past 4 sessions. Ms. Graham noted there was a change in the program rules to reflect a change that the Courthouse Advisory Committee recommended to allow counties that have the lowest taxable property to receive extra points in the scoring process. She advised those rules will be applied in the Round XI grant cycle. Ms. Graham also highlighted the rededication of the Lynn County Courthouse in Tahoka. Additionally, she noted 24 new grants for updates to Courthouse masterplans, which staff hopes will bring counties that have lapsed in the process back into action within the program, eventually leading to full restoration projects. Further, she advised there were articles published in *County Progress* and *County* magazines to help publicize the next round of grant applications, which is Round XI. Ms. Graham noted the application guide for Round XI is now available on the THC website and application are due on April 21, 2020. She also thanked the Texas Land and Title Association for the sizeable grant of \$20,000, which was used to produce the Courthouse Maintenance Handbook. Ms. Graham highlighted Stewardship workshops, which were held in Cooke County and Lynn County. She also noted the work of the courthouse summer intern from Texas State University in compiling and documenting interior finishes on Courthouse restorations. Ms. Graham concluded her report by announcing Sharon Fleming's retirement in March and wished her well.

Commissioner Laurie Limbacher asked for a status update on the Nueces County Courthouse. Ms. Graham advised that Nueces County received a planning grant from the National Park Service Emergency Supplemental Funding for Hurricane Harvey. She also advised the county is working with Sharon Fleming to formulate an RFP to hire a qualified firm to handle the planning grant for stabilization of the courthouse.

**6. Commissioner Broussard moved to adjourn. Chairman Perini adjourned the meeting at 2:22 p.m.**

# Quarterly Report

## Quarterly Report

Architecture Division

January–March 2020

### FEDERAL AND STATE REVIEW

During January and February, the Architecture Division regional review staff completed 98 reviews under Section 106 of the National Historic Preservation Act of 1966, issued 3 permits for State Antiquities Landmark (SAL) properties, provided oversight and guidance to 32 active Texas Preservation Trust Fund (TPTF) grant projects, and are currently reviewing 33 initial grant applications in the architecture category.

The Division of Architecture hosted an agency party on February 20 bidding farewell to Elizabeth Brummett as she transitions to the City of Austin as a development services manager with the Historic Preservation Office. Elizabeth spent 12 years working as a reviewer in the division, serving as the program coordinator for Federal and State Review for the past decade.

### State Antiquities Landmarks

Work will begin soon at **Fort McKavett**, where the porches and courtyard at the rear of the prominent Fort Headquarters Building will be returned to the original configuration. The THC issued a permit to remove a later enclosure of the rear of the building.

The THC issued a permit to allow much-needed repair to the windows in the rotunda of the grand **El Paso Union Depot**. The City of El Paso is managing the project.

### Section 106

The Army is proposing an internal review process in place of Section 106 review for historic housing built between 1919 and 1940 at **Fort Sam Houston** and **Fort Bliss**. This change would likely remove from THC review both recommendations and monitoring of work on these historic houses, new construction within historic districts, and landscape changes within historic districts. The THC is sending comments regarding the Army's proposal.

### Recorded Texas Historic Landmarks

The new owner of the **United Methodist Church in Granger** is having the stained-glass windows restored.

### Texas Preservation Trust Fund

On February 7, the THC accepted 42 initial applications requesting over \$1.1 million in grant funds. THC staff teams will score applications in March and invite the highest-scoring projects to the project proposal phase on April 7. Proposals are due to the THC on July 13. The total amount available for the FY 2021 grant round is \$248,625.

### Hurricane Harvey Emergency Supplemental Historic Preservation Fund

Staff visited five Harvey disaster sites with NPS staff on January 29 and hosted a well-attended Real Places Disaster Recovery Session the following day. Most of the 39 projects approved by the Commission have been approved by the NPS. Eleven properties are currently awaiting formal NPS Determinations of Eligibility before the applications can be approved. Staff has completed a draft Subgrantee Funding Agreement and a draft Preservation Easement. They will be reviewed by the Office of the Attorney General. Staff is preparing environmental review packets, but the reviews will be on hold until the HIM ESHPF Programmatic Agreement is in place.

### PRESERVATION TAX CREDITS

The Texas Historic Preservation Tax Credit (THPTC) program received an influx of **project applications** in January and February. Staff received nine Part A, 10 Part B, eight Part B amendment, and two Part C applications.

Since the last report, **Certificates of Eligibility** were issued for seven completed projects in Austin, Dallas, Galveston, Georgetown, Houston, and Taylor (see Highlights for newly certified projects). Qualified expenses for these projects total nearly \$140 million. A total of 220 projects have now been certified since the beginning of the program, with qualified expenses of \$1.632 billion.

For the **federal tax credit program**, staff received four Part 1, four Part 2, and six Part 2 amendment applications. Three projects were certified by the NPS this quarter.

Site visits were completed by our reviewers in Austin, Elgin, Galveston, Georgetown, Houston, Martindale, New Braunfels, San Antonio, and Taylor.

Tax credit staff have been working with the NPS reviewer who oversees the federal credit in Texas to plan for a training for professional tax credit consultants. This has been recently scheduled to take place on April 8 in Austin, and plans are still very early. The invitation list will include preservation consultants and architects from across the state who have submitted multiple applications under the federal credit program. The NPS reviewer and THC staff will also make site visits to properties in Central Texas in the days after the training meeting.

Andrea Flores starts on March 9 as the new program specialist for the tax credit and TPTF programs.

## **COURTHOUSE PRESERVATION**

### **Texas Historic Courthouse Preservation Program (THCPP) Grant Projects**

Selective demolition at the **Falls County Courthouse** is complete, and additional investigations are underway. Unique finishes were discovered on the architectural woodwork in the corridors and courtrooms, including green and white cerusing, also known as pickling. Selective demolition and most of the exterior restoration of the **Marion County Courthouse** is complete, including roof repairs, foundation waterproofing, and masonry restoration. The repointing and window rehabilitation are both roughly halfway complete. Mechanical, electrical, and plumbing systems are being installed on the interior. The **San Saba County Courthouse** restoration is complete, and the rededication will be held on Thursday, March 5 at 5:30 p.m., with tours beginning at 10 a.m.

Emergency repairs on the **Goliad, Kimble, and Milam county courthouses** are nearing completion. Drawings and specifications for emergency repairs to the limestone parapet cap on the **Limestone County Courthouse** are being reviewed by THC staff prior to issuing a Notice to Proceed to Bid.

### **Planning Grants**

**Callahan and Polk Counties** both received Planning Grants in Round X, and 95 percent complete architectural drawings and specifications were submitted for review by the February 1 deadline. **Taylor County** submitted 95 percent complete self-funded architectural drawings and specifications for review. Staff will determine if the drawings and specifications for those three courthouses are sufficient to be considered “shovel ready,” and notification will be sent to those counties on April 1 to let them know whether their drawings and specifications are considered 95 percent complete.

### **Master Plan Update Grants**

The 25 master plan update projects are at various stages of completeness. Consultants for more than half of the master plan updates submitted a 95 percent draft of their documents by the February 1 deadline. While the master plan update provides information such as a current cost estimate and a building condition assessment that provides helpful information in preparation of the Round XI grant application, the THC will not penalize counties that do not finalize their master plan updates prior to the April 21 Round XI deadline.

### **New Master Plans**

Since Round X, two new master plans have been approved for eligibility in the upcoming Round XI grant cycle for the **Kaufman and Washington county courthouses**.

### **Courthouse Stewardship Activities**

The annual stewardship training conducted as part of the Real Places conference was a great success. Forty-seven courthouse stewards registered for the stewardship track, and each open stewardship session had about 75 attendees. Forty-three registered to attend a Round XI Grant Application pre-conference workshop on Wednesday.

This year’s Stewardship Award and accompanying \$1,000 check was presented to **Grimes County** for its commitment to maintaining the historic 1893 courthouse, restored through a THCPP grant during the program’s first round of funding in 2000. Receiving the award were County Judge Joe Fauth and Facility Manager, Al Peeler, with over a dozen representatives supporting them at the award luncheon and conference.