the Barnhill Center: IN Historic Simon Theatre
From Eyesore to Economic Engine
How The Historic Simon Theater Continues to Make Dreams Come True
Simon History

James H. Simon family

- Part of strong Jewish business community.
- In commercial and entertainment businesses.
- Contracted with Alfred C. Finn for design.
- Died before completed.
Simon History

Alfred C. Finn

• Houston’s premiere architect.
• Long association with Jesse Jones.
• Called “Skyscraper Genius” by Houston media.
• Designed numerous notable buildings.
Simon History

Gulf Oil Building

7 Theaters

San Jacinto Monument
Why the Barnhill Center will be important to Brenham & Washington County

Simon History

The Simon opens in 1925 to great local acclaim.
Simon History

Time brings changes.

• Advent of talkies.
• Air conditioning.
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Simon History

Time brings changes.

• Advent of talkies.
• Air conditioning.
• Ownership changes.
• Theater goes dark.
Why the Barnhill Center will be important to Brenham & Washington County

Simon History
A New Dream

Purchased by Non-Profit

• Determined future.
• Fundraising.
• Master Plan Scope.
A New Dream

Purchased by Non-Profit

- Determined future.
- Fundraising.
- Master Plan Scope.
- Work begins.
- Substantial contributions
- Phased approach.
A New Dream

Phase 1

• Façade Rehabilitation
  – sign and marquee
• Lobby
• Restrooms
• Office/Retail space
• Brenham/Washington County Visitor Center
Why the Barnhill Center will be important to Brenham & Washington County

Brenham Main Street Historical Preservation, Inc. (fee simple owner)

Simon Theater Landlord, LLC
90% owned by Simon Theater Manager
10% owned by Simon Tenant, LLC
(carryes out remainder of project)

Simon Theater Tenant, LLC
99% owned by NGM Insurance,
1% owned by Simon Theater Manager

Conferences, Events, Receptions, etc.

Simon Theater Manager, LLC

100% Owner

1% Owner & Controls

Brenham National Bank & Citizens Bank

Bridge Loan
Federal & State HTC Proceeds & Donations

Federal HTC Proceeds $

Texas HTC’s

Blue Bell Creameries
Omni Hotels
Texas HTC Investor

Federal HTC Proceeds $

State HTC Proceeds $

Bridge Loan Proceeds

Proceeds 

Federal & State HTC

Simon Theater
Manager, LLC

NGM Insurance

Federal HTC Investor

Short Term Rentals

Federal HTC Proceeds $
A New Dream

Phase 2

- Ballroom Renovation
- Restrooms
- Catering Kitchen
- Third floor storage
- Freight Elevator and Tower
- Public Elevators
A New Dream

Phase 3

• Theatre Renovation
• Balcony Renovation
• Demolition of new property and new façade constructed on acquired property
• Restrooms constructed in new building.
The Dream Becoming Reality

How made possible:

• Long time dedication of non-profit board.
• Federal and State Historic Tax Credit Programs.
• Community Support.
• Local banks.
• City Staff.
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The Dream Becoming Reality
The Dream Becoming Reality
Still to Come

Phase 4

• Complete Construction on new meeting rooms and ballroom.
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