

Architecture Committee

April 2, 2024



TEXAS HISTORICAL COMMISSION

AGENDA
ARCHITECTURE COMMITTEE

Renaissance Austin Hotel
Bluebonnet Room
9721 Arboretum Boulevard
Austin, TX 78759
April 2, 2024
9:30 a.m.

*(or upon adjournment of the 9:00 a.m. Archeology Committee,
whichever occurs later)*

This meeting of the THC Architecture Committee has been properly posted with the Secretary of State's Office according to the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. The members may discuss and/or take action on any of the items listed in the agenda.

1. **Call to Order** – *Committee Chair Limbacher*
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. **Consider approval of the January 30, 2024 Architecture Committee meeting minutes** – *Limbacher*
3. **Division of Architecture update and Committee discussion, including updates on staffing, federal and state architectural reviews, courthouse preservation, disaster assistance, trust fund grants, and historic preservation tax credit projects (Item 9.1)** – *Brummett*
4. **Adjournment** – *Limbacher*

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

TEXAS HISTORICAL COMMISSION

MINUTES
ARCHITECTURE COMMITTEE
Holiday Inn Austin Town Lake
Sunflower/ Marigold Room
20 N-IH35
Austin, TX 78701
January 30, 2024
9:30am

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

Committee members in attendance: Chair Laurie Limbacher and commissioners, David Gravelle, Fritz Duda, and Tom Perini

Committee members absent: Commissioners Lilia Garcia and Monica Burdette

1. Call to Order

The meeting was called to order at 9:31 a.m. by Committee Chair Laurie Limbacher. She announced the meeting had been posted to the *Texas Register*, was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that the notice was properly posted with the Secretary of State's Office as required.

A. Committee member introductions

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

B. Establish quorum

Chair Limbacher reported a quorum was present and declared the meeting open.

C. Recognize and/or excuse absences

Commissioner Gravelle moved to approve the absence of Commissioner Garcia. Commissioner Perini second the motion, and it passed by acclamation.

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

Chair Limbacher called for a motion to approve the meeting minutes. Commissioner Gravelle moved approval, and it was seconded by Commissioner Perini. The motion passed unanimously.

3. Division of Architecture update and Committee discussion

Architecture Division Director Elizabeth Brummett provided an update on the division. She began with the Tax Credit Program. Ms. Brummett described how the Secretary of the Interior's Standards for Rehabilitation relates to the Tax Credit process. She focused on the work done in the Eldorado Ballroom specifically. Ms. Brummett stated that it is the tenth year the Texas Historic Preservation Tax Credit Program has accepted applications. This past year was a new record amount which included all application parts for both the Federal and State programs. Ms. Brummett stated that in 2023, 60 completed projects application were certified as meeting the Standards for Rehabilitation, with \$250 million dollars in qualified expenses. Ms. Brummett then provided an update on the Texas Preservation Trust Fund (TPTF). She said the grant application cycle for Fiscal Year 2025 started in December of

2023 and discussed the recent increase in funds available through the program to \$330,000 and individual requests of up to \$50,000. Ms. Brummett then discussed ongoing and completed TPTF projects. Ms. Brummett provided a summary of the Federal and State Review Program, where she discussed a site visit to the Denison Dam for a pending Section 106 submission, as well as review of proposed work to the Orange Show, a National Register-listed property and TPTF recipient. Ms. Brummett then transitioned to an update on the Disaster Assistance Program. Half of the funds have been distributed, and all but at most five projects will be completed by March 31st. The remaining projects may be extended until the National Park Service's deadline of August 31st. Ms. Brummett finished with an update on the Texas Historic Courthouse Preservation Program, (THCPP), where she updated the committee the Mason, Polk, and Taylor County Courthouses and their respective construction projects. Ms. Brummett stated that in the month of February, the THCPP Grant XIII materials will be available on the THC's website. She also stated that the Architecture committee will meet separately in July before the July Quarterly Meeting to consider THCPP Round XIII applications and to hear public comment. Ms. Brummett will follow up to check the committee members' availability for that meeting.

4. Consider adoption of rule review for Texas Administrative Code, Title 13, Part 2, Chapter 17, related to State Architectural Programs, as published in the November 17, 2023, issue of *Texas Register* (48 Tex Reg 6751) (Item 6.6)

Ms. Brummett explained since the initial publication of the rule review that staff has heard no comment from the public and stated that we will file notice of the adopted rule review in the *Texas Register* after the meeting. Ms. Brummett summarized the rule review process and sections included in the review. She said there might be some edits to the Texas Preservation Trust Fund rules, but those will be brought forward to the commission later. Commissioner Gravelle moved to send forward to the commission and recommend adoption of the review of Chapter 17 of the Texas Administrative Code, Title 13, Part 2, related to State Architectural Programs, as published in the November 17, 2023, issue of the *Texas Register* (48 TexReg 6751), Commissioner Perini seconded the motion, and it passed unanimously.

5. Consider approval of the recapture of funds from and/or supplemental funding to previously awarded Texas Historical Courthouse Preservation Program Projects (Item 8.2)

Ms. Brummett presented to the committee two requests for supplemental funding for the Texas Historic Courthouse Preservation Program (THCPP). Ms. Brummett stated that Lamar County is requesting out-of-cycle emergency funds of \$298,724. Ms. Brummett explained the scope of work of the project consists of roof replacement. She stated that THC (Texas Historical Commission) staff supports the project but recommends denying the request for out-of-cycle emergency funding, due to the gradual development of the issue; out-of-cycle emergency grants are awarded without competition and therefore should be reserved for dire cases that address unforeseen conditions. Ms. Brummett then moved on to the next request from Lee County, requesting \$2,336,682 in supplemental funding. Lee County received a Round XI Emergency Grant in the amount of \$1,970,149 due to foundation issues and is actively in construction. She said foundation repairs were not deemed necessary at the time of the full restoration in Round I, but the county later received two emergency grants for them. Ms. Brummett stated that during the repairs for the Round XI project, the owner's representative discovered the prior contractor on the Round VIII grant used incompatible materials and practices to repair the plaster. Ms. Brummett reminded the committee of the recent rules change to the THCPP program, which requires that counties seek remedies with the party at fault for the defect, before seeking grant funding. Ms.

Brummett stated that the county was already underway with repairs when this rule went into effect, and if they pursue litigation and win a settlement, the county will reimburse the state portion of the supplemental funding, if awarded. Ms. Brummett concluded with staff recommendations on both requests and presented them to the committee for a discussion. Commissioner Limbacher asked about the funds that were recaptured from Kimble County and the amount of funding available for Round XIII. She also asked what options Lee County has if the committee denies the request. Ms. Brummett explained that the commission has traditionally addressed similar unanticipated costs for active grant projects through supplemental funding awarded out of cycle. Commissioner Limbacher asked for a motion for further discussion, Commissioner Duda moved the staff recommendation, to send forward to the Commission and recommend: A) denial of the out-of-cycle emergency request from Lamar County with a recommendation that they apply to compete for an emergency grant in Round XIII; and B) approval of supplemental funding to Lee County in the amount of \$2,336,682, which will require a local match of 50% of the total project cost, or \$2,336,682. Commissioner Gravelle seconded the motion. Commissioner Duda asked for clarification on the staff recommendation for denial of Lamar's County request. Ms. Brummett answered that the recommendation is fair to other counties with similar needs that may apply for grant funding. Commissioner Duda asked what the other options are, to which Ms. Brummett says, local funding or applying for Round XIII. Commissioner Gravelle asks if a grant can be issued in smaller amounts on a schedule. Ms. Brummett states that in the case of Lamar County, with the work they want done, a partial grant would not be ideal. Commissioner Duda asked if Lamar County is going to apply for Round XIII in July, to which Ms. Brummett confirmed she believed they would. Commissioner Limbacher moved the discussion to Lee County and their request. Ms. Brummett said that the county's situation is rare, and the costs were unforeseen. Commissioner Perini and Commissioner Limbacher discussed the staff recommendation and what precedent they would be setting if they approved the request for Lamar County. Chair Nau entered the discussion and asked what requests were denied or agreed to in the past, to which Ms. Brummett answered she is not aware of the exact details. Chair Nau suggested that the motion be tabled until further research can be done, because the denial could be seen as punitive. Commissioner Limbacher asked Chair Nau to clarify which request, Lamar, or Lee, to which Chair Nau answered Lamar's request. Commissioner Ted Houghton entered the discussion to ask about Lamar County's mitigation efforts on the roof. Commissioners Duda and Gravelle agreed to amend the motion to table part A) of the motion and move forward with part B) as previously moved. Commissioner Duda asked if the THC staff is aware of what the county is doing to protect the interior of the structure. Ms. Brummett said other than replacing the roof, there are no options to protect the structural system. Ms. Brummett said there are counties with similar requests that we have denied. Commissioner Limbacher called for a vote on the motion as amended, and the motion was carried.

6. Adjournment 10:10 a.m.

Quarterly Report

Division of Architecture

January–March 2024

FEDERAL AND STATE REVIEW

During this quarter, Division of Architecture (DOA) staff completed 217 reviews under Section 106 of the National Historic Preservation Act of 1966, issued five permits for State Antiquities Landmark properties, reviewed 12 Recorded Texas Historic Landmark properties, and provided oversight and guidance to 17 active Texas Preservation Trust Fund architecture grant projects.

State Antiquities Landmarks

In the spirit of collaboration and public outreach, South and West Texas Reviewer Sheena Cox and Courthouse Reviewer Tania Salgado traveled to Victoria to meet with representatives of Victoria County and the public to speak about the Victoria County Jail, a building adjacent to the State Antiquities Landmark-designated Old Victoria County Courthouse. Staff dedicated time with the owners and stakeholders discussing potential options for funding support since the county proposed demolition of the building. As a result, the county has postponed demolition.

Recorded Texas Historic Landmarks

Central and West Texas and Military Reviewer Patrick Bassett reviewed the proposed move of the Andrew J. Palm House in Williamson County, a Recorded Texas Historic Landmark (RTHL). The exterior scope of work proposed the demolition of a non-historic addition to the house, and the stabilization of the building to ready it for transport to the Old Settler's Association site. After discussion, it was determined the move would not impact the building's designation, as it had been moved from Old Settler's, its original location, to downtown Round Rock. In addition, the Old Settler's Association is also responsible for the care of another RTHL, and moving the building will maintain the Palm House's integrity.

TEXAS PRESERVATION TRUST FUND

On February 5, the TPTF grant program accepted 44 initial applications for our Fiscal Year 2025 grant cycle, requesting over \$2 million in total funds. We received 38 applications requesting over \$1.3 million in regular TPTF funds for Archeology, Heritage Education, and Architecture projects. As with the FY 2024 grant cycle, we continue to offer earmarked funding opportunities for eligible historic preservation projects in the City of Dallas

and Panhandle Areas. For the FY 2025 round, we received three applications for each regional earmark. Staff are currently scoring the applications and will invite the most-endangered projects to the second step of the application process, the project proposal stage, on April 10.

HURRICANE HARVEY EMERGENCY SUPPLEMENTAL HISTORIC PRESERVATION FUND (HIM ESHPF)

The agency requested a grant end date extension from March 31 because a few projects needed more time due to unavoidable construction delays. The request was granted by the National Park Service (NPS) and the final grant end date is August 31. Thirty-nine projects have been completed and 28 new preservation easements have been filed, with durations ranging from 10 to 20 years. Five projects are still under construction and four received an extension until June 30. The June end date was chosen because these four projects are actively moving forward and have expected completion dates in late spring, thus allowing project sponsors to finalize their reports and complete their reimbursement requests. Staff will then have time to finalize the agency program report to NPS, process all last-minute reimbursement requests, and actively participate in review and approvals for the critical site work for Ashton Villa before the grant program ends in August. The fifth project, Ashton Villa, has been undergoing plan development and approval reviews and will have an end date of July 31. In February, Alexander Shane, program coordinator for Federal and State Review, traveled with Lisa Hart, program coordinator for Disaster Assistance, to Ashton Villa. The visit allowed staff to hear an updated treatment proposal to address ongoing water infiltration damage due to overall level of the water table on the island. The proposed treatment is to elevate two sections of the masonry building to limit further damage to the structure. The grant extension date was established because site preparation for elevating the building is scheduled to begin after the traditional Juneteenth commemorative events that have taken place yearly at the property for the last 50 years.

PRESERVATION TAX CREDITS

During this quarter, the **Texas Historic Preservation Tax Credit** (THPTC) program received 7 Part A, 6 Part B, 18 Part B amendment, and 19 Part C applications. Since

the date of the last quarterly narrative, **Certificates of Eligibility** were issued for 12 completed projects in Bryan, Cleburne, Galveston, Houston, Paris, San Antonio, Waco, and Wichita Falls. (See highlights for newly certified projects.) Qualified expenses for these projects total over \$65 million. A total of 432 projects have now been certified since the beginning of the program in 2015, with \$3.42 billion in qualified expenses. The **Federal Rehabilitation Tax Credit program** received 5 Part 1, 6 Part 2, 12 Part 2 amendment, and 12 Part 3 applications. Four projects were certified by the NPS this quarter. Staff made site visits to potential and completed projects in Austin, Houston, Manor, San Antonio, and Taylor.

COURTHOUSE PRESERVATION PROGRAM THCPP-Funded Construction Projects

At the **Hall County Courthouse** in Memphis, security fencing has been installed around the courthouse square, electrical wiring to a new generator is being routed underground, and a 30-foot communication tower is being relocated to the local radio station. Excavation for basement waterproofing and a French drain has begun. Interior flooring, window openings, and other significant historic features have been secured with protective coverings, and non-original dropped ceilings have been removed throughout the building. At the **Upshur County Courthouse** in Gilmer, the project sign has been placed, security fencing installed around the courthouse square perimeter, and exterior scaffolding has been erected, all in preparation for construction. At the **Wise County Courthouse** in Decatur, excavation and installation of foundation moisture proofing and interior demolition are complete. The stone mortar, plaster repair, window, door, and wrought iron railing mock-ups have all been reviewed. The existing doors, windows, and wrought iron railings are being prepared for refinishing. Repair of interior masonry walls prior to receiving plaster finish is complete, and installation of the new sanitary sewer line is in progress. Excavation continues offsite to create a bore pit and the site of the new chiller. Interior finishes and revisions to door hardware to accommodate security concerns are both underway at the **Callahan County Courthouse** in Baird. The architect is seeking a replica product to replace the original district courtroom ceiling material due to its deterioration beyond repair. The project was featured in *County Magazine* and *County Progress*, with articles describing innovations in security, lighting, communication, and MEP issues while retaining the historic integrity of the property. At the **Mason County Courthouse** in Mason, historic furniture restoration and audio-visual installation are underway, and floor tile cleaning mockups have been reviewed. To accommodate the historic ceiling heights, relocation of the fire sprinkler piping continues throughout the interior. The concrete accessible ramp is complete, while the restoration of the historic women's

restroom and landscaping are both underway. At the **Polk County Courthouse** in Livingston, exterior masonry repair and repointing is complete, while the paint removal, concrete repair, and finish coat application on the cast concrete columns, rails, and balustrade is ongoing. Historic metal window repair continues by descaling rust, metal treatment, and repainting units to be reinstalled. Replacement units are being fabricated offsite and will be installed after onsite window work is complete. At the **Taylor County Courthouse** in Abilene, interior concrete repairs and the perimeter concrete sidewalks are complete. Formwork for the interior west entry stair has begun. Roof material installation is complete, while the penthouse and elevator room flashing are in process. Replicated window installation is ongoing per floor, coordinated with window jamb plaster repair. Installation of the exterior brickmold trim and sills and repairs of the cast stone columns are underway. Installation of HVAC ductwork and plumbing and electrical line installation continues throughout. Due to structural concerns, the historic flagpole location at the roof is being carefully studied.

Non-Grant Projects

The 1956 **Waller County Courthouse** in Hempstead, designed by Herbert Voelcker of Voelcker and Dixon, was demolished in January. This is a great loss from the collection of historic Texas courthouses. Courthouse staff put a lot of effort into saving the building, including a presentation to the court, letters outlining the building's architectural significance and ways to address the foundation concerns, and communicating with members of the public interested in saving the courthouse.

Courthouse reviewers recently heard from an architect working on a project in the City of Tyler that the 1956 **Smith County Courthouse** is slated for demolition in 2026, as part of a large downtown renewal project in Tyler. The project involves several historic buildings, streets, and public space, but the THC has not seen the official plans.

STAFF UPDATES

Miranda Grieder has joined DOA as the East Texas project reviewer with the Federal and State Review Program. Miranda has bachelor's degrees in anthropology and archeology from The University of Texas at Austin, a Master of Architecture from the University of Kansas, and an associate certificate from the Center for Alternative Technology at the University of East London. She has over 20 years of experience in the architecture and historic preservation fields, including operating her own architectural design business and serving on the Historic Hattiesburg Conservation Commission. She is a registered interior designer, LEED-accredited professional, and is currently pursuing her architecture license.

Round 9 Construction Status Report

2/28/2024

| County & Round | Pre-Construction | | | | | | Construction | | | | | | | | | Post-Construction | | | | | Architect | Contractor | Status Notes | |
|---|------------------|--------------------------------|-------------------|----------|--------------------|-------------------|--------------|------------|------------------|-----------------|-----------------------|----------|---------------------|--------------------|------------------|-------------------|--------------------------|-------------------|------------------------|--------------------|-----------|-----------------------------|---------------------------------------|---|
| | Reviewer | Grant Award & Balance | Funding Agreement | Easement | Architect Contract | Construction Docs | NTP Bid | SAL Permit | Bid Period Start | Bid Tally Sheet | Construction Contract | Sub List | NTP to Construction | Construction Start | Work In Progress | Close Out Docs | Certificate of Insurance | Completion Report | Substantial Completion | Project Completion | | | | Rededication |
| Cameron 9 Emergency Construction | Tania Salgado | \$450,000.00 \$0 | ■ | ■ | ■ | ■ | ■ | ■ | 12/04/2016 | ■ | ■ | ■ | ■ | 7/26/2018 | □ | ■ | ■ | ■ | 3/29/2019 | 4/29/2019 | N/A | Ford, Powell & Carson, Inc. | SpawGlass | Complete |
| Fannin 9 Full Restoration | James Malanaphy | \$5,600,000.00 \$601,301.00 | ■ | ■ | ■ | ■ | ■ | N/A | 01/01/2018 | ■ | ■ | ■ | ■ | 4/1/2018 | □ | ■ | ■ | □ | 4/28/2022 | 8/1/2023 | 3/11/2022 | ArchiTexas Dallas | Phoenix 1 | Punch list items nearly complete. Awaiting Completion Report. |
| Karnes 9 Full Restoration | Tania Salgado | \$4,093,559.00 \$0 | ■ | ■ | ■ | ■ | ■ | ■ | 10/14/2015 | ■ | ■ | ■ | ■ | 11/1/2015 | □ | ■ | ■ | ■ | 1/29/2018 | 3/2/2018 | 4/7/2018 | Fisher-Heck Architects | MJ Boyle | Complete |
| Kleberg 9 Emergency Construction | Tania Salgado | \$450,000.00 \$0 | ■ | ■ | ■ | ■ | ■ | ■ | 11/1/2018 | ■ | ■ | ■ | ■ | 1/29/2018 | □ | ■ | ■ | ■ | 4/8/2019 | 5/8/2019 | N/A | Komatsu Architecture | JC Stoddard | Complete |
| Lynn 9 Full Restoration | Eva Osborne | \$5,149,905.00 \$0 | ■ | ■ | ■ | ■ | ■ | ■ | 12/01/2016 | ■ | ■ | ■ | ■ | 5/1/2017 | □ | ■ | ■ | ■ | 10/1/2019 | 2/1/2019 | 7/20/2020 | Komatsu Architecture | Stoddard Construction Management Inc. | Complete |
| San Saba 9 Full Restoration | Eva Osborne | \$4,911,105.00 \$0 | ■ | ■ | ■ | ■ | ■ | ■ | 08/25/2017 | ■ | ■ | ■ | ■ | 12/8/2017 | □ | ■ | ■ | ■ | 5/1/2020 | 11/1/2019 | 3/4/2020 | ArchiTexas Austin | JC Stoddard | Complete |
| Willacy 9 Emergency Construction | Tania Salgado | \$402,970.00 \$42,920.00 | ■ | ■ | ■ | ■ | ■ | ■ | 03/01/2017 | ■ | ■ | ■ | ■ | 11/1/2021 | □ | ■ | ■ | ■ | TBD | 5/1/2023 | N/A | Limbacher & Godfrey | SpawGlass | Awaiting Final Reimbursement Request |

Count:

7

Total Funds Awarded:

\$21,057,539.00

Funds Remaining:

\$967,048.00

Round 10 Master Plan Update Grants Status Report

2/28/2024

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

| County & Round | Pre-Construction | | | | | | Construction | | | | | | Post-Construction | | | | | | Architect | Contractor | Status Notes | |
|---------------------------------------|------------------|-----------------------------------|-------------------|----------|--------------------|-------------------|--------------|------------|------------------|----------------|----------|------------------|--------------------|--------------------------|----------------|-----------|-------------------|------------------------|--------------------------|-----------------------------------|---|---|
| | Reviewer | Grant Award & Balance | Funding Agreement | Easement | Architect Contract | Construction Docs | NTP Bid | SAL Permit | Bid Period Start | Const Contract | Sub List | NTP Construction | Construction Start | Construction In Progress | Close Out Docs | Insurance | Completion Report | Substantial Completion | | | | Estimated Construction Completion |
| Callahan 11 Full Restoration | Eva Osborne | \$4,884,891.00 \$1,015,923.00 | ■ | ■ | ■ | ■ | ■ | 6/1/2021 | ■ | ■ | ■ | 7/1/2021 | ■ | □ | □ | □ | TBD | 5/15/2024 | Estimated September 2024 | Komatsu Architecture | Stoddard Construction Management | Interior finishes and revisions to door hardware to accommodate security concerns are both underway. The architect is seeking a replica product to replace the original District Courtroom ceiling material because it is deteriorated beyond repair. The project is featured in two publications with articles describing innovations in security, lighting, communication and MEP issues while retaining the historic integrity of the property. |
| Duval 11 Emergency Construction | Tania Salgado | \$1,400,000.00 \$377,408.00 | ■ | ■ | ■ | ■ | N/A | 6/1/2021 | ■ | ■ | ■ | 1/18/2022 | ■ | □ | □ | □ | 10/15/2023 | 9/1/2023 | N/A | ArchTexas Austin | Premier Metalworks | Punch list items complete. Awaiting final pay application from contractor and Completion Report from the architect. |
| Lee 11 Emergency Construction | Dan Valenzuela | \$1,970,149.00 \$267,324.00 | ■ | ■ | ■ | ■ | ■ | 7/15/2021 | ■ | ■ | ■ | 3/3/2022 | ■ | □ | □ | □ | TBD | 11/1/2023 | N/A | Sparks Engineering | JC Stoddard | Masonry repairs and repointing are approximately 90% complete. Mechanical equipment is being installed, including connections to the chiller and attic ductwork. Window repairs are on-going. Attic stock of historic marble floor tiles has been discovered and will be used to replace broken units. The site is being cleaned in preparation for concrete sidewalk installation. |
| Mason 11 Full Restoration | Eva Osborne | \$10,140,119.00 \$1,334,772.00 | ■ | ■ | ■ | ■ | ■ | 2/1/2022 | ■ | ■ | ■ | 1/15/2022 | ■ | □ | □ | □ | TBD | 10/1/2024 | TBD | ArchTexas Dallas | Stoddard General Contractors | Historic furniture restoration and audio visual installation, and floor tile cleaning mockups are underway. Relocation of the fire sprinkler piping continues to accommodate the approximate historic ceiling heights. Historic women's restroom and landscaping are underway on the site. The concrete accessible ramp has been completed. |
| Newton 11 Special Appropriation | James Malanaphy | \$1,100,000.00 \$1,100,000.00 | ■ | □ | ■ | ■ | ■ | 7/1/2023 | ■ | □ | ■ | 8/1/2023 | ■ | □ | □ | □ | TBD | 2/1/2024 | N/A | LaBiche Architectural Group, Inc. | | Work on the courthouse is 75% complete. The courthouse foundation drainage is complete, and the lawn re-sod. Contractor is completing the installation of all new electrical conduit and boxes, the repair and painting of interior and exterior wall finishes, preparing concrete floors to be painted, and repairing termite damage at wood windows. |
| Polk 11 Full Restoration | Dan Valenzuela | \$4,744,746.00 \$4,621,262.00 | ■ | ■ | ■ | ■ | ■ | 12/1/2022 | ■ | ■ | ■ | 7/1/2023 | ■ | □ | □ | □ | TBD | 9/1/2024 | TBD | Komatsu Architecture | JC Stoddard | Exterior masonry repair and repointing complete. Repair to the cast concrete elements (columns, ribs, balustrade) is on-going, including paint removal, concrete repair and finish coat mock-up approval. Electrical service is being routed to and throughout the building. Plaster repair has begun throughout. Window repair continues by discarding rust, metal treatment and repainting units to be reinstalled. Replacement units are being fabricated off-site and will be installed after on-site window work is completed. |
| Taylor 11 Full Restoration | Eva Osborne | \$5,980,000.00 \$3,891,490.00 | ■ | ■ | ■ | ■ | ■ | 1/5/2021 | ■ | ■ | ■ | 4/22/2021 | ■ | □ | □ | □ | TBD | 8/31/2024 | TBD | ArchTexas Austin | Joe R. Jones Construction | Interior concrete repairs and perimeter sidewalks complete. Formwork for interior west entry stairs has begun. Roof material installation complete, while the penthouse and elevator room flashing is in process. Window installation is in process per floor coordinated with window jamb plaster repair. Installation of the exterior brickmold trim and sills at the third floor is in process and repairs at the base and capitals is in process. Installation of HVAC ductwork continues. Plumbing and electrical line installation underway. Consideration of the historic flagpole location at the roof is being studied for structural reasons. |
| Tyler 11 Special Appropriation | James Malanaphy | \$1,000,000.00 \$1,000,000.00 | □ | ■ | □ | ■ | ■ | 9/22/2022 | ■ | ■ | ■ | 1/15/2023 | ■ | □ | □ | □ | TBD | 1/15/2024 | N/A | LaBiche Architectural Group, Inc. | Construction Managers of Southeast Texas, LLC | Emergency work is complete. Awaiting project Completion Report and final Reimbursement Request. |

Count:
11
Total Funds Awarded:
\$23,378,984.00

Funds Remaining:
\$23,216,558.00

Round 11 Planning

2/28/2024

| County | Round | Reviewer | Grant Award | Remaining | Funding Agreement | Easement | Contract | Schematic | Design | 65% | 95% | Architect | Contact |
|------------|-------|--------------------------|--------------|--------------|-------------------|----------|----------|-----------|--------|-----|-----|----------------------|------------------|
| Kimble | 11 | Tania Salgado | \$378,489.00 | \$378,489.00 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | Hutson Gallagher | Chris Hutson |
| Washington | 11 | Betsy Frederick-Rothwell | \$713,130.00 | \$0 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | Architexas | Susan Frocheur |
| Willacy | 11 | Tania Salgado | \$803,359.00 | \$584,634.00 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | Limbacher & Godfrey | Laurie Limbacher |
| Wise | 11 | James Malanaphy | \$787,753.00 | \$0 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | Komatsu Architecture | Karl Komatsu |

Total Funds Awarded: \$1,181,848.00

Round 12 Counstruction Status Report

2/28/2024

| County & Round | Pre-Construction | | | | | | Construction | | | | | | | Post-Construction | | | | Architect | Contractor | Status Notes | |
|----------------------------|------------------|----------------------------------|-------------------|----------|--------------------------|---------------|--------------|------------------|-----------------------|-------------------|---------------------|--------------------|--------------------------|----------------------|------------------------|-------------------|-----------------------|-----------|-------------------------------------|---------------------------------|---|
| | Reviewer | Grant Award & Balance | Funding Agreement | Easement | Construction in Progress | Bid Documents | NTP To Bid | Bid Period Start | Construction Contract | SAL Permit Issued | NTP to Construction | Construction Start | Construction in Progress | Estimated Completion | Substantial Completion | Rededication Date | Insurance Certificate | | | | Completion Report |
| Hall 12 Full Restoration | Eva Osborne | \$7,260,791.00 \$7,260,791.00 | ■ | ■ | ■ | ■ | ■ | 4/15/2023 | ■ | ■ | ■ | 9/1/2023 | ■ | 10/31/2025 | TBD | TBD | □ | □ | Arthur Weinman Architects (Weinman) | Premier Commercial Group (Odom) | Electrical wiring to new generator being routed underground and the original boiler system is being removed from basement. The 30 foot communication tower being relocated to the local radio station. The property has been secured with fencing to include staging area. All flooring, windows and significant historic features have been secured with protective coverings. Excavation for basement waterproofing and french drain has begun. Wall trenching for concealed wiring has begun and the modern dropped ceilings have been removed from throughout the building, including the District Courtroom. |
| Kimble 12 Full Restoration | Tania Salgado | \$5,294,242.00 \$0.00 | | | | | | | | | | | | | | | | | Hutson Gallagher (Hutson) | JC Stoddard | Funds Returned. Will reapply in Round XIII to request a lower local match % allowed by the new \$10 million cap. |
| Upshur 12 Full Restoration | James Malanaphy | \$6,195,130.00 \$6,195,130.00 | ■ | ■ | ■ | ■ | ■ | 4/1/2023 | ■ | ■ | ■ | 9/1/2023 | ■ | 1/1/2025 | TBD | TBD | □ | □ | Komatsu Architecture (Komatsu) | JC Stoddard | The contractor is mobilizing on site and security fencing is being installed around the courthouse square, the project sign has been placed, and exterior scaffolding is being erected |
| Wise 12 Full Restoration | James Malanaphy | \$8,111,645.00 \$8,062,682.00 | ■ | ■ | ■ | ■ | ■ | 1/15/2023 | ■ | ■ | ■ | 8/1/2023 | ■ | 12/1/2024 | TBD | TBD | □ | □ | Komatsu Architecture (Komatsu) | Premier Commercial Group (Odom) | Interior demolition is complete. Excavation and installation of foundation moisture proofing is complete. The stone mortar, plaster repair, window and door, and wrought iron railing mock-ups have all been reviewed. Existing doors, windows and wrought iron railings are being prepared for refinishing. Repair of interior masonry walls prior to receiving plaster finish is nearing completion, and installation of the new sanitary sewer line is in progress. Excavation is continuing off site to create a bore pit and the site of the new chiller. |

Total Funds Awarded: \$ 21,628,197.00 **Funds Remaining:** \$ 21,579,234.00

Round 12 Planning

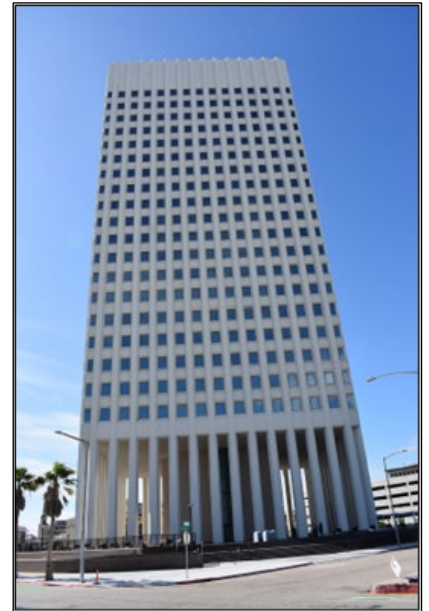
2/28/2024

| County | Round | Reviewer | Grant Award | Remaining | Agreement | Easement | Contract | Schematic | Design | 65% | 95% | Architect | Contact |
|----------|-------|-------------|--------------|--------------|-----------|----------|----------|-----------|--------|-----|-----|----------------------|--------------|
| Comanche | 12 | Eva Osborne | \$925,061.00 | \$438,840.06 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | Komatsu Architecture | Karl Komatsu |

Awarded: \$925,061.00

Funds Remaining: \$438,840.06

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



ANICO Tower 1971 Galveston • Galveston County • Texas

History

The American National Insurance Company was established by William Lewis Moody, Jr. and his partner Isaac Herbert Kempner in 1905. The building's first offices involved ten people and were on the third floor in the Moody family's offices. A new law in Texas, passed in 1907, requiring that every insurance company invest a significant amount of their money in Texas ventures. As a result, the ANICO company grew when other businesses had to move or close their offices in Texas. ANICO grew throughout the South. In the late 1960s, the ANICO board undertook the construction of this current New Formalist style. The building occupies a full block, but sits at a forty-five degree angle. Having been completed in the early 1970s, the building remained the tallest building on the islands until 2018. The tower has twenty stories, with the ground floor being fifty feet tall, to the underside of the second floor.

Rehabilitation Project

ANICO has remained active in this building since it was constructed, managing a number of programs. This project has remained in good condition on the interior. Part of the exterior involved a construction of a garage on property across the street and a bridge that allows the pedestrians to cross it. Much of the work occurred in the parking lot below the building, allowing the restoration of the plaza to count as qualified expenses.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Offices

CURRENT USE: Offices

CERTIFIED: February 23, 2024

CONTACT: American National Insurance Company; Ryan LLC; Gensler; Walter P. Moore; Gilbane Building Company

Certified for state tax credits only.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



People's Ice Company/Backdoor Theatre 1919 Wichita Falls • Wichita County • Texas

History

Originally built as two separate buildings, the People's Ice Company served as an ice storage facility for several decades of the early 20th century in the booming Wichita Falls area. Attached to the four-story ice storage was a smaller two-story building that housed various commercial tenants, from a barbershop to a livery stable. Due to its location close to the railroad, freight traffic was largely focused between the storage facility and the depot, shipping goods towards west Texas and the Panhandle towns. Once refrigeration became more common, the ice storage facility fell out of use and lay vacant for many years.

Rehabilitation Project

Finding a new function for a large, windowless shell building can prove difficult in many cases, but housing a theatre space, run by a local community group, seemed to be a perfect fit. The group was formed in 1971 and moved to this location five years later, using the ample space in the ice storage facility for their main theatre, and the two-story section housed a black box. Thanks to the state historic tax credit, the owners were able to fund a rehabilitation of the space, which allowed for space to be made to accommodate dinner theatre functions. They were also able to update mechanical systems and seating in the main theatre space, which will allow the group to house more events in the future and continue the reuse of this industrial space.

DESIGNATION: Contributing to the Indiana Avenue Historic District in National Register of Historic Places

HISTORIC USE: Ice storage building

CURRENT USE: Community theatre

TOTAL COST: \$806,481

QUALIFIED EXPENSES: \$735,494

CERTIFIED: February 26, 2024

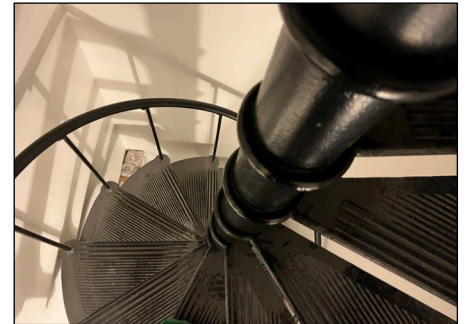
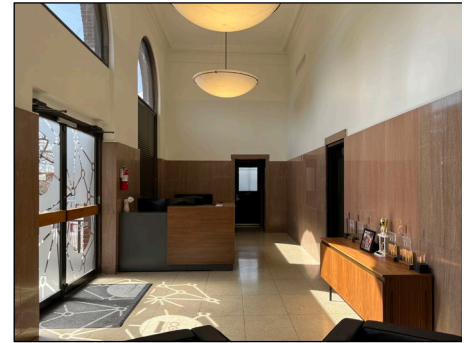
CONTACT: Backdoor Theatre; Post Oak Preservation Solutions

Certified for state tax credits only.

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

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Bryan Federal Building 1915 Bryan • Brazos County • Texas

History

In the early 20th century, Bryan developed into a center for county government, education, and cotton-shipping with a growing population stimulated by its healthy economy. Due to its regional importance, the U.S. Government chose to construct a modern post office there in 1915. Under the Public Facilities Act of 1913, the U.S. Postal Service was building new, modern branches in rural cities and towns nationwide. Between 1915-1929, architects and administrators for the federal government prioritized the efficient administration of building construction using standardized post office designs with Classical Revival-style form and ornament. The Bryan Federal Building and Post Office reflects these early strategies in its exterior design of symmetrical primary façade, Palladian windows, and cast stone details against the red brick veneer.

Rehabilitation Project

The building had received numerous alterations in the twentieth century, including replacement of the windows and doors on the façade, layout changes, and installation of vinyl tile over the original terrazzo floors and dropped acoustical tile below the original plaster ceilings. As part of this rehabilitation, necessary improvements were made to the building while also bringing back some of the building's hidden character. On the functional side, the roof was replaced, the mechanical systems were modernized, and restrooms, kitchens, and office areas were updated. In the front lobby, developers were able to remove the non-historic ceiling and floor materials to expose the terrazzo floors and the high plaster ceiling with original crown molding, as well as repairing the marble wall paneling, to bring the lobby closer to its original grandeur that had been lost.

DESIGNATION: Listed individually in the National Register of Historic Places

HISTORIC USE: Post office, offices

CURRENT USE: Offices

TOTAL COST: \$801,963

QUALIFIED EXPENSES: \$801,963

CERTIFIED: December 21, 2023

CONTACT: Praxis Design/Build

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Hayden Building 1904 Cleburne • Johnson County • Texas

History

Downtown Cleburne was established in the 1870s, as a result of needs for merchants in an agricultural area. The arrival of the railroad in 1881 increased the needs for growth, which it did at a rate of nearly 77 percent in population over the following decade. The Hayden Building was built perhaps as two separate buildings, containing movie theaters, a jewelry store, and printers. At some point, the two separate buildings were connected and offices were located upstairs. The Colquit-Lacewell Drug Company occupied 8 N. Caddo (on the left in the upper photo) and the building became known as the pharmacy building.

Rehabilitation Project

The building became deteriorated on the ground floor, but the upper level remained with the offices, though not in use. The owner started rehabilitating the building while looking for a tenant. He found a tenant looking for a building in which they could insert a beer brewing company and an arcade. The lower floors were fixed up with a new bar with beer taps and new upgrades to the MEP and HVAC. The downstairs floors were all removed due to deterioration of conditions and replaced with stained concrete. The upper floor was “changed” to an arcade, meeting rooms, and offices—with no removal of walls. All upper floorings and trim were retained and left in place. The lower storefront and upper windows on the exterior of the building were completely rebuilt. This left the building air tight.

DESIGNATION: Listed in National Register of Historic Places as part of Cleburne Downtown Historic District

HISTORIC USE: Movies, retail stores, pharmacy, jeweler, and offices

CURRENT USE: Brewery and offices

CERTIFIED: February 20, 2024

CONTACT: Recond 2, LLC; Historic Denton Inc; Soul Fire Brewing

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Karem Shrine Temple 1928 Waco • McLennan County • Texas

History

The Karem Shrine Temple was constructed in 1928, as the capital campaign of the original local Shriners. The Shriners, which had formed just before the 1920s, hired Dallas-based Herbert Greene, Edwin LaRoche, and George Dahl. The building contained three floors and a partial basement—the ground floor contained mostly retail tenant spaces while the second floor and the third floor contained temple spaces. The second floor contained an office with a safe, for protecting goods, along with a large meeting room, a dining room, a billiard hall, and other meeting rooms. The third floor contained a large ballroom, which was used for Shriner events and rented out for other events. The Shriners maintained their usage of the building until the 1990s, when it was sold to the county. The county maintained offices on the ground floor but not elsewhere in the building.

Rehabilitation Project

The Magnolia team connected with this project when it was placed for sale by the county, in 2018. They created a partnership with another teammate who had previously used historic tax credits on a major hotel. This hotel was finished out with 33 hotel rooms, a library, a gift suite, two restaurants, and the ballroom. One of the main hotels rooms was the main meeting lodge, which, while not formal in finished character, had a functional use that was important to the overall character of the buildings and had to be maintained—this room now houses 12 beds (in a largely open space), a living room, a small kitchen, and two pedicure chairs. The hotel rooms have been sold out for months since the project opened.

DESIGNATION: Listed as contributing structure as part of Waco Downtown Historic District in the National Register of Historic Places.

HISTORIC USE: Masonic Lodge, ballroom, offices, retail

CURRENT USE: Hotel, restaurants, bar, gift shop

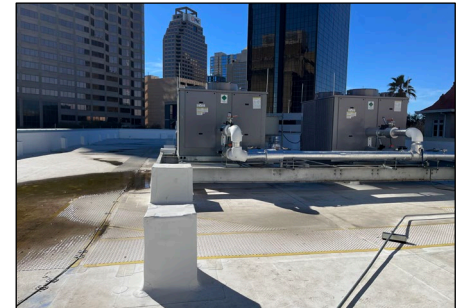
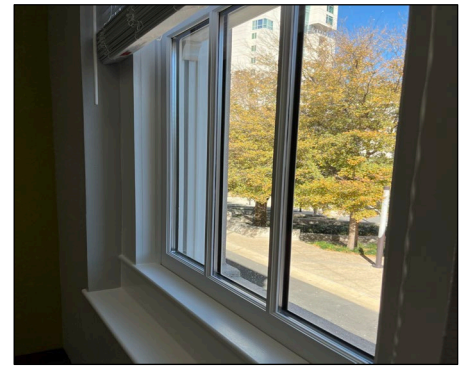
CERTIFIED: February 23, 2024

CONTACT: 701 Washington LLC; Ryan LLC; Hartshorne Plunkard Architecture; Intrepid Group

Also certified for federal tax credits.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Martin Wright Electric Company 1929 San Antonio • Bexar County • Texas

History

The Martin Wright Electric Company, a preeminent electric company in San Antonio since 1904, decided that it would build “an electrical establishment that was excelled by nothing in the country.” They selected a site across from the new Municipal Auditorium, hired well-known local architects Ayres and Ayres, and began construction in 1929. The original intent, as announced in the newspaper, was to build a grand 12-story building, including office space and an apartment hotel, with the Martin Wright showroom and offices on the first two floors and storage space in the basement. Unfortunately, the arrival of the Great Depression shortly into construction prevented the last 10 stories from ever being built – the finely detailed, Spanish Baroque style building topped out at only two stories.

Rehabilitation Project

Standing across from the Tobin Center for the Performing Arts (formerly the San Antonio Municipal Auditorium), the former Martin Wright building became a perfect location for offices and support spaces for the performing arts center. The building had suffered from deferred maintenance, and this rehabilitation provided necessary upgrades and major repairs throughout. A new elevator was installed, along with all new mechanical systems in the basement that provide modern heating and cooling to the building. A new roof was installed, which addressed ongoing moisture intrusion. The historic wood windows at the second floor were highly deteriorated, so replacement windows were carefully selected to match the originals as closely as possible. At the façade, the building’s historic sculpted masonry, inlaid painted tile, wrought iron window grilles, and storefront windows received necessary cleaning and repairs to make them look as beautiful as they did in 1929.

DESIGNATION: Contributes to the San Antonio Downtown and River Walk National Register Historic District

HISTORIC USE: Offices

CURRENT USE: Offices

TOTAL COST: \$4,644,189

QUALIFIED EXPENSES: \$4,452,230

CERTIFIED: December 22, 2023

CONTACT: Bexar County Performing Arts Foundation; Marmon Mok; Joeris

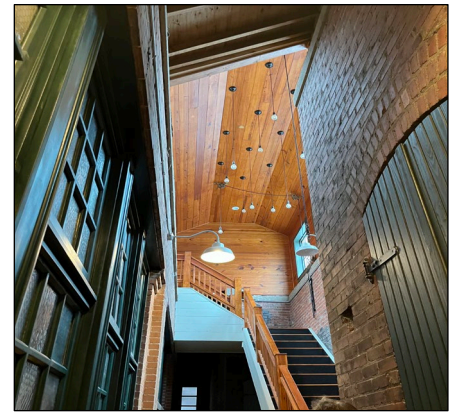
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For more info

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Model Laundry Company Building 1913 Galveston • Galveston County • Texas

History

This commercial building was home to the first steam laundry in Galveston. Built in 1913 of fireproof concrete and brick construction, the building and its state-of-the-art laundry machinery cost a total of \$5000 (per the local newspaper). This was the second home of the Model Laundry Company, which was founded in 1888 but later taken over and expanded by William A. Johnson. In addition to commissioning this structure and overseeing the laundry business, Johnson was also elected two terms as president of the Laundry Owners' National Association of the U.S. and Canada. His business was the first laundry in Texas—and among the first industrial institutions in the country—to provide life insurance for its employees. The Model Laundry Company operated out of this building until 1970.

Rehabilitation Project

A local property owner purchased this building in the 1990s, and although the ground floor has been in use for multiple commercial tenants in the last decades, the second floor has remained vacant warehouse space. This rehabilitation finished out the second floor for use as loft apartments, putting the entire building into use once more. Each apartment is unique and was designed to highlight the character of the interior – original features like exposed rafters, brick walls, concrete floors, and metal fire doors on rollers were retained inside the space. The building received new plumbing and electrical to service the apartments. Further improvements were made to the building, including repointing of the exterior brick, repair of the historic windows, and construction of a new rooftop penthouse that allows resident access to an open roof deck, which is minimally visible from the street level and does not detract from the façade of the building.

DESIGNATION: Listed individually in the National Register of Historic Places

HISTORIC USE: Laundry

CURRENT USE: Apartments, retail

TOTAL COST: \$1,100,000

QUALIFIED EXPENSES: \$111,243

CERTIFIED: February 23, 2024

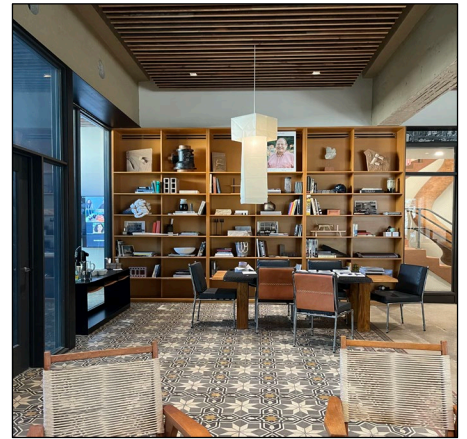
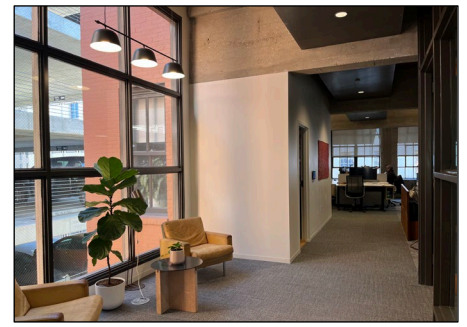
CONTACT: Market Center Management; Isle Fusion; Ibis Engineering

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For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Sunset Drug Company 1917 San Antonio • Bexar County • Texas

History

This brick commercial building is typical of twentieth century development in downtown San Antonio, featuring concrete construction and a Spanish Eclectic style façade. It housed a number of businesses throughout its early history, including an auto dealership, a clothing factory, and the Sunset Drug Company, which sold wholesale drugs. According to a 1927 San Antonio Express article, the company “handles a full line of drugs, pharmaceuticals, chemicals, biologicals, toilet articles, proprietary patent medicines, perfumes and so forth, and makes it a rule to ship all orders the same day they are received.” The majority of the building was a warehouse, with a large open office at the front of the first floor where orders came in by telephone.

Rehabilitation Project

The building has been owned and operated for decades by Lake Flato Architects as their architectural office. Due to the aging of systems and finishes, and expansion of the firm, the building was due for a full rehabilitation. As part of this project, the existing mechanical systems were removed and replaced. Non-historic partition walls were demolished to open up and reconfigure the space, which now provides conference rooms, open workrooms, a new breakroom and restrooms for staff, and a welcoming new reception room in the tiled former front office of the Sunset Drug. A blank side of the building was opened up with new windows and doors, located judiciously, to bring in light to the interior and allow outdoor access. The work provides a fresh new appearance to the building, which now better meets the needs of a 21st century architectural firm.

DESIGNATION: Contributes to the San Antonio Downtown and River Walk National Register Historic District

HISTORIC USE: Medical warehouse

CURRENT USE: Architectural office

TOTAL COST: \$5,456,479

QUALIFIED EXPENSES: \$5,165,938

CERTIFIED: February 27, 2024

CONTACT: Lake Flato Architects, Inc.; Malitz Construction

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



The Broad Building 1916 Paris • Lamar County • Texas

History

Located across the street from the Lamar County Courthouse, the Broad Building was constructed to house various offices and services relating to the legal business of the county's residents. For maximum efficiency and leasing space, the building was built on a corner and featured three separate storefronts, with one large tenant on Main Street and two office tenants along Houston Street facing the courthouse. A separate stair to the second floor housed more offices above with added privacy and security. Throughout the 20th century, office tenants moved in and out, until the property lay empty for almost 20 years, though much of the architectural integrity was retained.

Rehabilitation Project

In order to get more traffic to this section of downtown Paris, the project took advantage of the tall ceilings and largely open floorplan on the ground floor to open a brewery which has started operation and features indoor seating at the rear former office spaces. Above, three apartments were created in the former offices, with new appliances and beautifully restored wood windows that provide great views of the adjacent courthouse. New mechanical systems and an updated storefront, along with a reconstructed front canopy, seek to bring foot traffic both to and around the downtown area.

DESIGNATION: Listed as contributing to the Paris Commercial Historic District in the National Register of Historic Places

HISTORIC USE: Offices

CURRENT USE: Brewery and apartments

CERTIFIED: January 8, 2024

CONTACT: Little Grey Man, LLC

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

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