

Architecture Committee

April 28, 2022



TEXAS HISTORICAL COMMISSION

AGENDA
ARCHITECTURE COMMITTEE

Alamo Complex
Alamo Hall
300 Alamo Plaza
San Antonio, TX 78205
April 28, 2022
10:30 a.m.

(or upon adjournment of the 10 a.m. Archeology Committee, whichever occurs later)

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

1. Call to Order — *Committee Chair Limbacher*
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. Consider approval of meeting minutes for the Architecture Committee Meeting of February 1, 2022 — *Limbacher*
3. Division of Architecture update and Committee discussion — *Graham* (Item 9.1)
4. Consider approval of the recapture of funds from and / or supplemental funding to previously awarded Texas Historic Courthouse Preservation Program projects. — *Tietz* (Item 9.2)
5. Adjournment — *Limbacher*

TEXAS HISTORICAL COMMISSION

ARCHITECTURE COMMITTEE

Hilton Austin
Room 400/402
500 E 4th Street
Austin, TX 78701
February 1, 2022
1:00 p.m.

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

Committee members in attendance: Chair Laurie Limbacher, and Commissioners Monica Burdette, Garrett Donnelly, Earl Broussard, Lilia Garcia,

Committee members absent: Commissioner Tom Perini

1. Call to Order

The meeting was called to order at 1:14 p.m. on February 1, 2022, by Committee Chair Laurie Limbacher. She announced the meeting had been posted to the *Texas Register*, was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that the notice was properly posted with the Secretary of State's Office as required.

A. Committee member introductions

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

B. Establish quorum

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

C. Recognize and/or excuse absences

Commissioner Garrett Donnelly moved to approve the absence of Commissioner Tom Perini. Commissioner Earl Broussard seconded the motion which passed unanimously.

2. Consider approval of the October 28, 2021, Architecture Committee Minutes

Chair Limbacher called for a motion to approve the minutes of the October 28, 2021, Architecture Committee meeting. Commissioner Broussard motioned and Commissioner Garcia seconded the motion, which passed unanimously.

3. Division of Architecture Update and Committee Discussion

Division of Architecture Director Bess Graham provided a divisional review of programs and a staffing update. On behalf of the Federal and State Review Program, she highlighted the Spence Cumberland House in Crockett, Texas, as a Registered Texas Historic Landmark project review.

Lisa Harvell, Texas Preservation Trust Fund Program (TPTF) Coordinator, presented an update on the upcoming TPTF Grant application cycle. She noted that the FY 22 Grant Program was announced on December 3rd, 2021, and applications would be due on February 7, 2022. Ms. Harvell advised applicants were provided an opportunity to submit draft applications for feedback on January 17, 2022, and several applicants took advantage of that preliminary review. She noted that the highest priority projects would be invited to the project proposal stage on April 17, 2022, and that those projects would receive a detailed grant

program manual with instructions on preparing the application. She stated that those applications were due on July 13, 2022 and would be scored by staff. She detailed the application timeline and scoring criteria. Ms. Harvell advised that staff would prepare funding recommendations for the TPTF Advisory Board to consider at their October 2022 meeting. She noted the funding recommendation made by the TPTF Advisory Board would be brought forth and considered at the THC October 2022 Quarterly Commission Meeting.

Lisa Hart, Disaster Assistance Program Coordinator, reported on the activities funded by the federal Hurricanes Harvey, Irma, and Maria Emergency Supplemental Historic Preservation Fund. She advised there was funding returned and that funding would be allocated to fulfill the initial grant request from Waller County. Ms. Hart reported the county intended to accept the funding for the Donovan House in Brookshire. She also noted that several projects were being closed out.

Ms. Graham provided an update of the activities of the Texas Historic Preservation Tax Credit Program. She highlighted several projects including a State Tax Credit project at Rice University, which qualified as a non-profit organization. Ms. Graham reported that during the past quarter, a total of seven projects were certified for a total of \$43 million in qualified expenses. Ms. Graham noted two of those projects also qualified for the Federal Tax Credit Program. She further noted this was the 7th year anniversary of the program launch with a total of 322 certified State Tax Credit projects totaling \$2.8 billion in qualified expenses.

Ms. Graham advised the committee on the activities of the Texas Historic Courthouse Preservation Program (THCPP) rededications. She provided an update on the Mason County courthouse. Ms. Graham highlighted the Fannin County courthouse and noted the upcoming rededication slated for March 11, 2022 (later corrected to March 10, 2022). She reported that the THCPP held a Stewardship Workshop in Jefferson County this past October, which was well attended. Ms. Graham advised that another Stewardship Workshop would be held in the spring.

4. Adjournment

Chair Limbacher called the meeting to adjournment at 1:34 p.m.

Quarterly Report

Division of Architecture

January–March 2022

FEDERAL AND STATE REVIEW

During this quarter, the Division of Architecture's regional review staff completed 102 reviews under Section 106 of the National Historic Preservation Act of 1966, issued eight permits for State Antiquities Landmark (SAL) properties, reviewed 53 Recorded Texas Historic Landmark properties, and provided oversight and guidance to 12 active Texas Preservation Trust Fund (TPTF) architecture grant projects.

We welcomed Veronica Granados as office manager in March and bid farewell to Christina Rieth, who previously was the project reviewer for Southeast Texas. In addition to managing the DOA office, Granados assists the federal and state review team with administrative needs and State Antiquities Landmark permits.

State Antiquities Landmark

Thanks to the National Museum of the Pacific War staff, in partnership with the Admiral Nimitz Foundation and Historic Sites Division, the rehabilitation and restoration of the **Nimitz Hotel Ballroom** was completed last year. This project was initially permitted at the end of August 2021 and completed in January. It included removing the non-historic drywall and studs covering the original plaster walls, restoring the historic plaster walls and stenciled decorative painting based on forensic findings, replacing the wood floors, replacing the outdated acoustic tile ceiling with a new cove band and fabric acoustical ceiling system, altering the non-historic mezzanine, and upgrading the existing mechanical systems. During the replacement of the wood floors, a historic well was uncovered and incorporated into the new floor design by lighting the interior of the well and covering it with glass to allow it to be viewed by visitors.

Recorded Texas Historic Landmarks

In January, the Division of Architecture review staff completed the required review for the exterior rehabilitation of the 1850s **Turner House in Marshall**, one of the earliest extant historic residences in the city. The Division of Architecture review staff found the proposed plans appropriately met the Secretary of Interior's Standards for Rehabilitation and will ensure the preservation of this historic residential property for

generations to come. The exterior scope of work included repair and selective replacement of the house's exterior carpentry, repainting, in-kind replacement of the asphalt composition shingle roof, rehabilitation of the historic wood sash windows and primary facade transom, reconstruction of the deteriorated front porch, construction of a new bathroom extension to the rear addition, and reconfiguration of the non-historic windows on the previously altered rear elevation of the house to accommodate the construction of a new back porch.

National Historic Preservation Act Section 106

As part of the Section 106 process, the parks in the National Park Service (NPS) system undergo project reviews just as other federally funded projects do. Parks and national monuments such as **Big Bend, Guadalupe Mountains, and Waco Mammoth** submit annual plans for buildings eligible for the National Register and host annual meetings to discuss future reviews with the federal and state review teams in DOA, AD, and HPD. Since the pandemic limited travel over the past two years, several annual visits to national parks have taken place in recent months at **Big Bend** and the **San Antonio Missions National Historical Park (NHP)**. Other discussions are taking place on projects at the **LBJ NHP** and on a new programmatic agreement for maintenance at the **Texas White House**. These facilities are very familiar to our newest regional reviewer, Alexander Shane, who previously worked at the park for over a decade.

Texas Preservation Trust Fund

The THC accepted 29 grant applications on Feb. 7 for the FY 2023 grant round. Applications include three archeology, one heritage education, and 25 architecture applications. Total funds requested is \$815,374. The THC will select the highest-priority projects from the initial applications and invite those participants to move forward to the second step on April 7. Those applicants will continue the process by submitting detailed project proposals and budgets by July 13. Full project proposals will be considered by the THC for grant awards in October.

Hurricane Harvey Emergency Supplemental Historic Preservation Fund (ESHPPF)

Staff has been conducting site visits to finalize grant scopes of work. Section 106 consultation has been completed for most of the alternate projects approved for funding by the Commission. Unfortunately, an awarded project pulled out of the grant program due to repeated vandalism problems. Redistribution of those funds will take place at the April Commission meeting. Two subgrant agreements have been executed and a Memorandum of Agreement with the NPS for the **Fulton Mansion** project has been executed.

PRESERVATION TAX CREDITS

During this quarter, the **Texas Historic Preservation Tax Credit** (THPTC) program received 22 Part A, 16 Part B, 13 Part C amendments and eight Part C applications.

Since the date of the last quarterly narrative, **Certificates of Eligibility** were issued for 11 completed projects in Amarillo, Austin, Brenham, Fort Worth, Galveston, Houston, Marlin, and San Antonio. (See highlights for newly certified projects.) Qualified expenses for these projects total over \$169 million. A total of 334 projects have now been certified since the beginning of the program in 2015, with \$3 billion in qualified expenses.

For the **Federal Rehabilitation Tax Credit** program, the program received nine Part 1, seven Part 2, 14 Part 3 amendments, and five Part 3 applications. Two projects were certified by the NPS this quarter.

Tax credit team member Austin Lukes presented the session **"Tax Credits for Non-Profits"** at the Real Places 2022 conference in February. The session had been planned by Caroline Wright, working with staffers from the Mary Moody Northen Endowment, to talk about how that organization has planned for and utilized the tax credit application process for the **Willis-Moody Mansion** and the **Quigg-Baulard Cottage**, both in Galveston. Unfortunately, Wright was not able to participate in the session due to medical issues and the Moody staffers had to cancel at the last minute due to weather challenges, leaving Austin alone at the conference. He successfully managed the session despite the challenges, and we hope to offer it in future years.

COURTHOUSE PRESERVATION PROGRAM

Texas Historic Courthouse Preservation Program Construction Projects

In preparation for the full restoration of the **Callahan County Courthouse** in Baird, selective demolition is underway to remove non-original elements from the building. Planning is complete and a contractor has been

hired to begin the reconstruction of the **Mason County Courthouse** in Mason following the devastating fire over a year ago. The reconstruction is anticipated to be complete in late spring 2023. The full restoration of the **Taylor County Courthouse** in Abilene is underway with the completion of selective demolition and the first steps in installing building systems.

Rededications

On March 10, hundreds of visitors flocked to downtown Bonham to see the transformation of the **Fannin County Courthouse**. A Round XI THCPP grant restored the building from the flat-roofed 1960s alteration to the original 1889 W.C. Dodson design, complete with a reconstructed tower with ornamental cupola, mansard roofs, and decorative limestone columns and details. Area residents and visitors from further afield celebrated with THC Commissioner John Crain, County Judge Randy Moore, and members of the Fannin County Commissioners Court and the Fannin County Historical Commission. The restoration involved quarrying more than 35 tons of new limestone from the nearby Floyd Quarry, opened especially for the project. Much of that limestone was hand-carved to replicate features that were destroyed to prepare for the installation of flat paneling in the 1960s. If interested, full documentation of the restoration project can be seen on the Fannin County Courthouse Restoration Facebook page, including videos of the rededication and the raising of the tower and cupola.

Stewardship

Despite the bitter cold and icy roads, dozens of facility managers and county judges attended this year's stewardship sessions at the annual Real Places Conference. Ivan Myjer of Building and Monument Conservation presented the craft keynote presentation, as well as a lunch session to the courthouse stewards the previous day, to help them identify and address issues with masonry. Ivan is well-known for previous work on churches in the San Antonio Missions NHP, among many other projects in Boston and the northeast, including the Old South Meeting House and King's Chapel Burying Ground. Other sessions included wood preservation guidance from Brent Hull of Hull Historical on historic doors and millwork. One panel of local fundraisers and preservationists provided guidance on how to build support for the restoration of large preservation projects, and another panel of facility managers provided guidance to attendees on how to maintain their historic properties. In addition, 11 health, safety, and welfare learning units were offered to architects for continuing education credit through the American Institute of Architects.

Round 9 Construction Status Report

4/7/2022

County & Round	Reviewer	Pre-Construction						Construction									Post-Construction					Architect	Contractor	Status Notes	
		Grant Award & Balance	Ack Form	Funding Agree	Easement	Arch Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Bid Tally Sheet	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion	Project Completion				Rededication
Cameron 9 Emergency Construction	Tania Salgado	\$450,000.00 \$0.00	■	■	■	■	■	■	■	12/04/2016	■	■	■	■	7/26/2018	□	■	■	■	3/29/2019	4/29/2019	N/A	\$450,000.00 \$0.00	SpawGlass	Complete
Fannin 9 Full Restoration	James Malanaphy	\$5,600,000.00 \$981,704.00	■	■	■	■	■	■	N/A	01/01/2018	■	■	■	■	4/1/2018	■	□	□	□	10/1/2021	5/1/2022	3/11/2022	ArchTexas Dallas	Phoenix 1	The restoration is presently 95% complete as of April 1, 2022. The courthouse was rededicated on March 10, 2022. The county is awaiting a Certificate of Occupancy.
Karnes 9 Full Restoration	Tania Salgado	\$4,093,559.00 \$0.00	■	■	■	■	■	■	■	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 \$0.00	■	■	■	■	■	■	■		□	■	■	■	1/29/2018	□	■	■	■	4/8/2019	5/8/2019		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 \$0.00	■	■	■	■	■	■	■	08/25/2017	■	■	■	■	12/8/2017	□	■	■	■	5/1/2020	11/1/2019	3/4/2020	ArchTexas Austin	JC Stoddard	Complete
Willacy 9 Emergency Construction	Tania Salgado	\$402,970.00 \$378,722.00	■	■	■	■	■	■	■	03/01/2017	■	■	■	■	11/1/2021	■	□	□	□	5/1/2022		N/A	Limbacher & Godfrey		Selective demolition underway.

Count:

7

Total Funds Awarded:

\$21,057,539.00

Funds Remaining:

\$1,360,426.00

Round 10,10e Construction Status Report

4/7/2022

County & Round	Reviewer	Pre-Construction						Construction									Post-Construction					Architect	Contractor	Status Notes	
		Grant Award & Balance	Ack Form	Funding Agree	Easement	Arch Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Bid Tally Sheet	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion	Project Completion				Rededication
Camp 10e Emergency Construction	James Malanaphy	\$417,576.00 \$0	■	■	■	■	■	■	□	12/12/2019	■	■	■	■	1/5/2020	■	□	□	■	12/15/2020	1/15/2021	N/A	Komatsu Architecture	Joe R. Jones Construction	Complete
Falls 10 Full Restoration	Susan Tietz	\$5,832,430.00 \$583,243.00	■	■	■	■	■	■	■	06/01/2019	■	■	■	■	12/9/2019	□	□	□	10/12/2021	10/1/2021	10/16/2021	Komatsu Architecture	Stoddard Construction Management	Awaiting Completion Report	
Goliad 10e Emergency Construction	Tania Salgado	\$205,995.00 \$0.00	■	■	■	■	■	■	■	10/10/2018	■	■	■	■	1/9/2019	□	■	■	11/22/2019	11/22/2019	N/A	Wiss Janney Elstner Associates Inc	Phoenix 1	Complete	
Kimble 10e Emergency Construction	Tania Salgado	\$318,176.00 \$0.00	■	■	■	■	■	■	■	11/30/2018	■	■	■	■	7/1/2019	□	■	■	4/2/2020	5/15/2020	N/A	Hutson Gallagher	Joe R. Jones Construction	Complete	
Lee 10e Emergency Planning	James Malanaphy	\$44,170.00 \$0	■	■	■	■	■	■	■	N/A	■	■	■	■	N/A	■	■	■			N/A	Sparks Engineering		Complete	
Limestone 10e Emergency Construction	James Malanaphy	\$438,854.00 \$88,422.00	■	■	■	■	■	■	■	07/15/2021	■	■	■	■	9/1/2021	□	□	□	1/31/2022	1/31/2022	N/A	Komatsu Architecture	MRI Builders	Awaiting Completion Report	
Lipscomb 10 Full Restoration	Eva Osborne	\$5,050,906.00 \$594,049.92	■	■	■	■	■	■	■	09/14/2018	■	■	■	■	1/9/2020	□	□	□	4/30/2021	5/30/2021	7/3/2021	Arthur Weinman Architects	Premier Metalwerks	Awaiting Completion Report	
Marion 10 Full Restoration	James Malanaphy	\$4,682,610.00 \$204,020.00	■	■	■	■	■	■	■	09/01/2018	■	■	■	■	10/1/2018	□	□	□	1/15/2021	2/15/2021	5/22/2021	Komatsu Architecture	MRI Builders	Awaiting final reimbursement request.	
Menard 10 Full Restoration	Eva Osborne	\$1,382,388.16 \$107,764.00	■	■	■	■	■	■	■	03/29/2019	■	■	■	■	8/1/2019	■	■	■	11/23/2020	11/23/2020	N/A	Stan Klein Architect, LLC	Stoddard Construction Management	Awaiting Completion Report	
Milam 10e Emergency Construction	Susan Tietz	\$60,012.00 \$0	■	■	■	■	■	■	■	04/01/2019	■	■	■	■	8/15/2019	□	■	■	12/1/2019	12/1/2019	N/A	ArchiTexas Austin	MRI Builders	Complete	

Count:

7

Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$1,360,426.00

Round 10p Planning Status Report

4/7/2022

County	Round	Reviewer	Grant Award	Remaining	Agreement	Easement	Contract	Schematic	Design	65%	95%	Architect	Contact
Callahan	10p	Eva Osborne	\$450000.00	\$0.00	■	■	■	■	■	■	■	Komatsu Architecture	Rick Sacy
Polk	10p	Susan Tietz	\$450000.00	\$0.00	■	■	■	■	■	■	■	Komatsu Architecture	John Herr
Van Zandt	10p	James Malanaphy	\$302552.00	\$1.00	■	■	■	■	■	■	■	Barham & Associates	Michael Barham

Count: 4

Total Funds Awarded: \$1,202,552.00

Funds Remaining: \$1.00

Count:

7

Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$1,360,426.00

Round 10 Master Plan Update Grants Status Report

4/7/2022

County	Round	Reviewer	Grant Award	Remaining	Agreement	Contract	Schematic	Design	65%	95%	Architect	Contact	Notes
Bandera	10MP	Tania Salgado	\$50000.00	\$50000.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Awaiting reimbursement request
Bell	10MP	James Malanaphy	\$22500.00	\$0.00	■	■	■	■	■	■	EIKON Consulting	Michael Tubiolo	Complete
Blanco	10MP	Betsy Frederick-Rothwell	\$50000.00	\$50000.00	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson	Awaiting reimbursement request
Burnet	10MP	Susan Tietz	\$44900.00	\$2236.00	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Awaiting reimbursement request
Chambers	10MP	Greta Wilhelm	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	Jay Firsching	Complete
Clay	10MP	Eva Osborne	\$50000.00	\$0.00	■	■	■	■	■	■	Harper Perkins	Charles F. Harper	Complete
Coleman	10MP	Eva Osborne	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Complete
Collin	10MP	James Malanaphy	\$44000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Duval	10MP	Tania Salgado	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Frio	10MP	Tania Salgado	\$50000.00	\$50000.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Awaiting reimbursement request
Grayson	10MP	James Malanaphy	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Hall	10MP	Eva Osborne	\$46655.00	\$0.00	■	■	■	■	■	■	Arthur Weinman	Arthur Weinman	Complete
Hutchinson	10MP	Eva Osborne	\$50000.00	\$0.00	■	■	■	■	■	■	Barham & Associates	Michael Barham	Complete
Jefferson	10MP	Susan Tietz	\$50000.00	\$0.00	■	■	■	■	■	■	LaBiche Architectural	Dohn LaBiche	Complete
Kimble	10MP	Tania Salgado	\$44625.00	\$0.00	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson	Complete
Kleberg	10MP	Tania Salgado	\$49500.00	\$49500.00	■	■	■	■	■	□	Komatsu Architecture	Charlie Kearns	Recapturing Grant
Limestone	10MP	James Malanaphy	\$43000.00	\$43000.00	■	■	■	■	■	■	Komatsu Architecture	Charlie Kearns	Awaiting reimbursement request
Mason	10MP	Brit Barr	\$49900.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
McLennan	10MP	James Malanaphy	\$44900.00	\$44900.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Awaiting reimbursement request
Randall	10MP	Eva Osborne	\$50000.00	\$50000.00	■	■	■	■	□	□	Hutson Gallagher	Tracy Hutson	Extension Granted by THC
Robertson	10MP	Betsy Frederick-Rothwell	\$40000.00	\$40000.00	■	■	■	■	■	■	ArchiTexas Dallas	Jay Firsching	Awaiting reimbursement request
Taylor	10MP	Eva Osborne	\$20000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Upshur	10MP	James Malanaphy	\$44000.00	\$0.00	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete
Willacy	10MP	Tania Salgado	\$50000.00	\$0.00	■	■	■	■	■	■	Limbacher & Godfrey	Laurie Limbacher	Complete
Wise	10MP	James Malanaphy	\$50000.00	\$0.00	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete

Count: 25

Total Funds Awarded: \$1,143,980.00

Funds Remaining: \$379,636.00

Count:

7

Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$1,360,426.00

Round 11 Construction Status Report

4/7/2022

County & Round	Reviewer	Grant Award & Balance	Pre-Construction				Construction						Post-Construction					Architect	Contractor	Status Notes			
			Funding Agreement	Easement	Architect Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report				Substantial Completion	Project Completion	Rededication
Callahan 11 Full Restoration	Eva Osborne	\$4,684,891.00 \$4,684,891.00	■	■	■	■	■	■	6/1/2021	■	■	■	7/1/2021	■	□	□	□	TBD	4/1/2023	TBD	Komatsu Architecture	JC Stoddard	Selective demolition underway to remove non-original materials from the building.
Duval 11 Emergency Construction	Tania Salgado	\$921,094.00 \$921,094.00	■	■	■	■	■	N/A	6/1/2021	■	■	■	8/1/2021	■	□	□	□	TBD	12/1/2022	N/A	ArchiTexas Austin	Premier Commercial Group	Construction underway on masonry, window and structural work.
Lee 11 Emergency Construction	Betsy Frederick-Rothwell	\$1,970,149.00 \$1,970,149.00	■	■	■	■	■	□	7/15/2021	■	■	■	9/1/2021	■	□	□	□	TBD	12/1/2022	N/A	Hutson Gallagher	JC Stoddard	Notice to Proceed to Construction issued. JC Stoddard hired as contractor.
Mason 11 Full Restoration	Eva Osborne	\$4,140,119.00 \$3,971,313.00	■	■	■	■	□	□	2/1/2022	■	■	■	1/15/2022	■	□	□	□	TBD	9/1/2023	TBD	ArchiTexas Dallas	Keith Stoddard	Design complete. Structural repairs underway.
Taylor 11 Full Restoration	Eva Osborne	\$5,980,000.00 \$5,980,000.00	■	■	■	■	■	■	1/5/2021	■	■	■	5/1/2022	■	□	□	□	TBD	8/17/2023	TBD	ArchiTexas Austin	TBD	Contractor selection underway. Construction anticipated to begin May 2022.

Count:
7
Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$1,360,426.00

Round 11 Planning

4/7/2022

County	Round	Reviewer	Grant Award	Remaining	Agreement	Easement	Contract	Schematic	Design	65%	95%	Architect	Contact
Kimble	11	Tania Salgado	\$378,489.00	\$378,489.00	■	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson
Washington	11	Betsy Frederick-Rothwell	\$713,130.00	\$713,130.00	■	■	■	■	■	■	■	Architexas	Susan Frocheur
Willacy	11	Tania Salgado	\$803,359.00	\$803,359.00	■	■	■	■	■	■	□	Limbacher & Godfrey	Laurie Limbacher
Wise	11	James Malanaphy	\$787,753.00	\$512,039.65	■	■	■	■	■	■	■	Komatsu Architecture	Karl Komatsu

Count: 21

Total Funds Awarded: \$2,682,731.00

Funds Remaining: \$2,407,017.65

Count:

7

Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$1,360,426.00

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Blue Ridge Baptist Church 1900 Marlin • Falls County • Texas

History

The Blue Ridge Baptist Church, located outside of Marlin on a rural farm to market road, is from the early 20th century and has served the community continuously since then. The design features two matching spires at the front corners of the church. Some modest stained glass is present behind the altar, and some other design flourishes are still in place around the building. The sanctuary is also modest, seating up to 80 people over its three sections of pews. The site also features a cemetery with grave markers dating to the 1870s.

Rehabilitation Project

The work that took place for this tax credit project was limited to emergency roof replacement which had threatened the structural stability of the church. Working with Preservation Texas, the church found that the tax credit program could help with the financial burden that would need to be addressed by the limited congregation. The previous roof was not historic and only dated to the 1980s. Though it had performed well over its 40 years of use, its weight had damaged the structure of the church and was no longer tenable for future use. In addition to new material, the rehabilitated roof was reinforced to assure itself that future damage would be minimized and that it would no longer leak.

DESIGNATION: Individually listed in National Register of Historic Places

HISTORIC USE: Church

CURRENT USE: Church

TOTAL COST: \$38,340

QUALIFIED EXPENSES: \$38,340

CERTIFIED: February 18, 2022

CONTACT: Blue Ridge Baptist Church; Cen-Tex Roof Systems

Certified for state tax credits only.

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

TEXAS
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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Congregation B'nai Israel 1955 Galveston • Galveston County • Texas

History

Congregation B'nai Israel has served the Jewish community of Galveston since its construction in the mid-20th century, both in religious, cultural, and community needs. The synagogue, on one end of the property, was constructed first and is a grand space that features several mid-century design details. Shortly after, a second classroom and office wing were added to add facilitative space for the congregation. While not as grand as the synagogue, these spaces still maintained some unique design elements that fit in very well with the original wing of the building.

Rehabilitation Project

This rehabilitation, which was limited only to the state tax credit program, was to refresh and update the classroom and office wing of the facility. Some work was necessary for future use, including asbestos abatement, and some was desired by the congregation for the changing use of the facility, including rearranging of offices and the library. Window repairs were undertaken and new, appropriate doors were installed to meet modern code requirements. New, more efficient mechanical systems were installed, and updated kitchen equipment were put in place to allow for more event use in the facility. Other refreshes were made to the exterior brick, which had seen ample bio-growth over the decades of existing in the marine environment of Galveston.

DESIGNATION: Recorded Texas Historic Landmark

HISTORIC USE: Religious temple

CURRENT USE: Religious temple

TOTAL COST: \$1,400,000

QUALIFIED EXPENSES: \$1,400,000

CERTIFIED: January 12, 2022

CONTACT: Galveston Historical Foundation; Huitt-Zollars; T&D Engineers; Brazos Contractors

Certified for state tax credits only.

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

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Houston Post Building 1954 Houston • Harris County • Texas

History

The Houston Post Building was completed in 1954, serving as the offices of Houston's then most-popular newspaper until 1969 and as their print shop until the 1980s. The first *Houston Post* was established in 1880, though it failed and was revised in 1885 becoming one of the primary papers of the western United States. The paper achieved its great successes after controlling interest was acquired in the late 1930s by former governor William P. Hobby and federal Secretary of Health, Education, and Welfare Oveta Culp Hobby. Under their leadership, the *Post* grew substantially in readership, moving to new offices twice in the middle of the twentieth century.

Rehabilitation Project

The Houston Post building is a simple Modern building, constructed to mirror part of its use as a printing press and to reflect the modern technologies available at the time of construction—including a state-of-the-art air-conditioning system. Minimal windows were installed in office spaces and current windows in parts of the building originally housed chutes to fill delivery trucks with papers. The bulk of the building, including non-historic additions that have been removed, supported the printing press in large and complex spaces. Remaining equipment from the presses, including ink storage vats and various mechanical pieces, has been retained and incorporated into interior spaces—some of which now serves as a parking garage for a retail pharmacy tenant.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Newspaper offices and printing press

CURRENT USE: Retail, office, and restaurant lease spaces

CERTIFIED: March 11, 2022

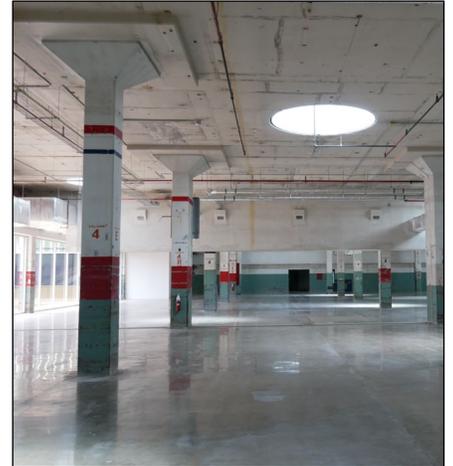
CONTACT: Dowling Polk LTD;
MacRostie Historic Advisors;
PowersBrown Architecture; Studio LFA;
Burton Construction, Studemont Architects; Sawyer Engineering

Also applying for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Downtown Houston Post Office 1962 Houston • Harris County • Texas

History

The Downtown Houston Post Office, Processing, and Distribution Center, known locally as the Barbara Jordan Post Office, served as the main United States Postal Service mail processing center for the City of Houston from 1962 until 2015 when the building was sold into private hands. The center was constructed to combine the work of multiple processing and distribution centers in Houston into a single facility that could support modern machinery for quicker and easier services for its citizens. The center features a five-story postal services and administration tower backed by a massive two-story warehouse for processing. The building is in the New Formalist style, following President Kennedy's "Guiding Principles of Federal Architecture," as designed by local Houston architects.

Rehabilitation Project

The post office was closed in 2015 and the property was sold into private ownership. For several years, it functioned as an occasional venue for large-scale music and arts events while the owners worked towards long-term plans and financing. The first phase of the project is now complete, and features three installed atria with large, sculptural stairs and a six-acre rooftop garden. One of the atria contains a large food hall with stalls and small restaurants. As the project progresses, a large tenant space will be adapted for coworking use, while other spaces will be leased to retail and offices. A 5000-person music hall occupies the opposite end of the building.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Post office

CURRENT USE: Offices, concert venue, food hall, retail, art, and public entertainment

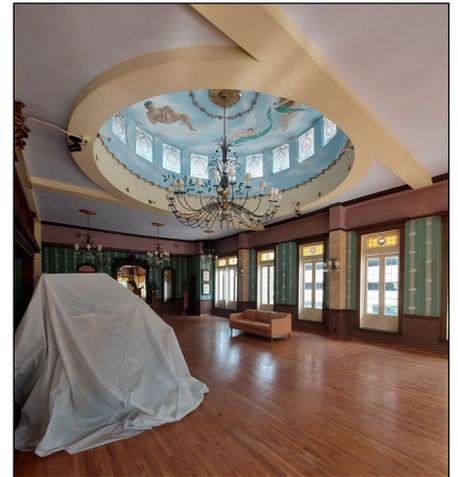
CERTIFIED: January 13, 2022

CONTACT: 401 Franklin St LTD; MacRostie Historic Advisors; Powers Brown; OMA; Hoerr Schaudt; Dot Dash Lighting; Lovett Commercial; Harvey Builders

Also applying for federal tax credits.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Magnolia Brewery Building 1912 Houston • Harris County • Texas

History

As a surviving structure from the Houston Ice and Brewing Company complex, the Magnolia Brewery Building served as both the bottling facility and taproom for the brewery in its historic use. To this end there were some spaces that were highly decorative and some that were much more utilitarian. On the second floor, the Magnolia Ballroom served as an event space with kitchen and dining facilities overlooking Buffalo Bayou. An ancillary addition was added in 1968 to serve the ballroom further. In 2017 Hurricane Harvey caused severe damage to all parts of the building, and this rehabilitation served to bring the building back to use.

Rehabilitation Project

The work undertaken at this building sought to turn the ground floor into office space, with the ballroom to be rehabilitated above and an event space to be made at the basement level, accessible from the bayou walking paths. Due to the damage from Hurricane Harvey, the ground floor required full gutting and surface repair. Historic terrazzo flooring was retained and repaired where needed. The walls facing the bayou were opened up to get ample natural lighting to the office areas. A new elevator was inserted in the non-historic addition to serve as an accessible entrance to the ballroom on the second floor.

DESIGNATION: Listed as contributing to the Main Street/Market Square Historic District

HISTORIC USE: Brewery & ballroom

CURRENT USE: Offices & event space

TOTAL COST: \$3,256,275

QUALIFIED EXPENSES: \$3,162,485

CERTIFIED: January 28, 2022

CONTACT: MacRostie Historic Advisors, LLC; 120 Milam Holdings, LLC; Stern & Bucek Architects; The PDC Group; Hurley SCCI; Jarvis Civil Engineering

Also applying for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Old Dick Tracy Tire Store 1925 Brenham • Washington County • Texas

History

Originally a tire repair center, the Old Dick Tracy Tire Store was largely utilitarian in its design but did have some Classical Revival design elements that led it to be contributing to the Brenham Downtown Historic District. After the tire repair facility moved to another area of town, the neighboring building took over the space to serve as a bottling plant. Either at this time or slightly before, a large barn door was added near the rear of the property to get equipment and product in and out of the space. Up until the recent rehabilitation, the building only served industrial or utilitarian uses.

Rehabilitation Project

Due to the historically industrial uses of the building, the floorplan remained largely open and airy. This was sought to be maintained by the current owner, while simultaneously creating private offices and a conference room. Additionally, there had not been extensive mechanical systems in the building, which needed to be carefully inserted to not damage historic material and appear out of place. To this end, a row of offices were installed that do not extend vertically to the full height of the space, and mechanical ducts were placed on the mezzanine above to be present but out of sight. This also allowed the historic metal ceiling to be in view from the larger common areas. The rear barn door was encapsulated by the new conference room, but glazed walls allow it to be viewed from throughout the interior.

DESIGNATION: Listed as a contributing resource in the Brenham Downtown Historic District

HISTORIC USE: Retail, warehouse

CURRENT USE: Architect's office

TOTAL COST: \$253,841

QUALIFIED EXPENSES: \$246,841

CERTIFIED: March 3, 2022

CONTACT: Gray Heine Holdings LLC

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Quigg-Baulard Cottage 1867 - 1887 Galveston • Galveston County • Texas

History

The Quigg-Baulard Cottage is important locally as a well-restored vernacular home dating back to Galveston's post-Civil War building boom. The original home was constructed in 1867, by the William Quigg family, who operated a wholesale grocer in the Strand. The front of the house featured Greek Revival style elements, typical of Galveston-architecture at the time. In 1875 the house was sold to Victor Baulard. Baulard was partner in the firm of Rice and Baulard, which sold specialty construction and decorative materials. Multiple additions were made to the cottage during this time period and are thought to serve as advertisements of Rice and Baulard's work. This includes the front bay window (which originally featured stained glass) and other Queen Anne ornamentation. The Baulard family-maintained ownership of the cottage until the 1960s, when it was sold to Mary Moody Northen.

Rehabilitation Project

The Mary Moody Northen Endowment fully restored the cottage in the early 1990s, as part of efforts to also restore the Willis-Moody Mansion next door. At that time, the cottage became the offices for the Endowment while the mansion was put into use as a house museum. The current project at the cottage included basic maintenance and repairs to the exterior and upgrades to HVAC equipment. Under the cottage, piers and beams received new shims to replace missing shims for building stability. Exterior wood siding and trim were thoroughly repaired and repainted. Wooden shutters were fully replaced to match the historic shutters, and storm windows were installed.

DESIGNATION: Individually listed in the National Register of Historic Places and a Recorded Texas Historic Landmark

HISTORIC USE: Single-family home

CURRENT USE: Offices

TOTAL COST: \$86,206

QUALIFIED EXPENSES: \$86,206

CERTIFIED: January 31, 2022

CONTACT: Mary Moody Northen Endowment

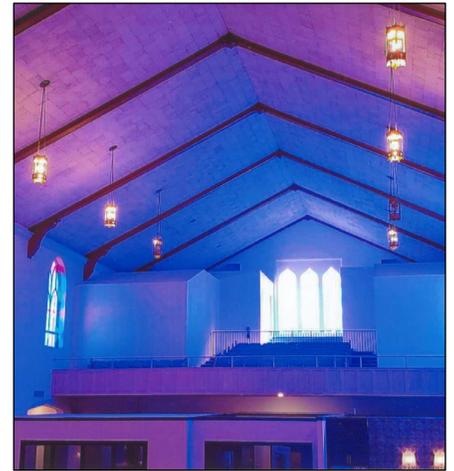
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For more info

www.thc.texas.gov/taxcreditprogram

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Riverside Baptist Church 1924 - 1958 Fort Worth • Tarrant County • Texas

History

The Riverside Baptist Church was established in 1904, taking its name from the surrounding Riverside neighborhoods on the east side of Fort Worth. The church's first building was constructed in 1914. The current campus was begun in 1924, when a basement level worship area was constructed. As membership grew, the campus expanded with an education building and two floors added on top of the basement worship center, creating a larger auditorium and sanctuary space in 1939. The campus was further enlarged through the 1940s and 1950s, with the main Gothic-styled Modern church building completed in 1951. Other buildings were added or adapted into a matching style through the decade, overseen by local architect Birch D. Easterwood of the firm Easterwood and Easterwood.

Rehabilitation Project

The church itself closed in 2018, leaving the property vacant. Given the main building's modern revival style, there was great interest by local preservationists in the campus's future. Luckily, the property was purchased by a creative affordable housing developer, who paired the historic and low-income housing tax credits together to convert the buildings into housing. Education and fellowship buildings were fully converted into apartments, with the retention of public corridors and other areas. The main sanctuary serves as a community facility with two new apartments located on the sanctuary balcony. A 1970s building was removed and replaced with a newly constructed apartment building.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Church and fellowship offices

CURRENT USE: Mixed-income apartments

TOTAL COST: \$12,191,689

QUALIFIED EXPENSES: \$21,998,899

CERTIFIED: March 11, 2022

CONTACT: Cielo Place LLC; Miller Slayton Architects; Fort Construction; Saigebrook Development, LLC

Also certified for federal tax credits.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Texas Military Institute & Mess Hall 1873 Austin • Travis County • Texas

History

Located on the former campus of the Texas Military Institute, the mess hall served the surrounding facilities in various needs throughout the late 19th and early 20th centuries. It originally housed two dining rooms at the east side of the building with a kitchen at the east side. The two chimneys, which likely served as exhaust flues, are still present at this location. After the Texas Military Institute changed locations, many of the buildings were torn down or broadly altered, but the mess hall was left in decent condition, and was identified as a promising rehabilitation project.

Rehabilitation Project

There were numerous lingering concerns found at the mess hall prior to rehabilitation being undertaken. The hillside location lends itself to erosion that needed to be addressed to assure long term stability of the building. Once this was completed, other site work, including installation of an accessibility ramp and a new porch, was performed. The non-historic metal roof, which was too heavy for its supports, was removed and replaced with a lighter alternative. Masonry repair and three-layer interior plaster work was done. This work was done concurrently with the installation of new mechanical systems to make the space comfortable for the new office functions. Finally, door and window repairs reestablished their operability and accessibility.

DESIGNATION: Contributing to the West Line National Register Historic District

HISTORIC USE: Offices

CURRENT USE: Offices

CERTIFIED: January 7, 2022

CONTACT: O'Connell Architecture; Pinnelli Builders Inc.; Sparks Engineering, Inc.; HMG & Associates, Inc.

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORICAL COMMISSION

Item 9.2
Texas Historical Commission
April Quarterly Meeting
April 28-29, 2022

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

Background:

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

This is a standing agenda item for the Commission to consider at each quarterly meeting. The Commission will consider the following supplemental funding awards and/or recapture of funds:

Kleberg County Courthouse

Kleberg County received a Round X preservation master plan update grant of \$49,500, approved at the January 2019 Quarterly Meeting. Despite signing a Funding Agreement with the THC, the county has been unresponsive to the Courthouse Preservation Program project reviewer and the architectural firm with whom the county signed a contract for the work. Formal correspondence was sent on August 23, 2021 and again on December 10, 2021 which required response by January 23 to avoid recapture of the grant funding by the THC. As a final measure, an appointment was made by the project reviewer to meet with Judge Madrid and their architectural consultant in Kingsville to discuss the possibility of moving forward with the master plan update. After two hours of waiting for the judge, the reviewer departed without a response from the judge or his assistant.

Staff recommends recapture of funding so that it can be used by a responsive county, as most counties that received grants for master plan updates completed this work more than a year ago.

Recommended motion (Committee):

Move to send forward to the Commission and recommend approval to recapture funds from Kleberg County for the courthouse master plan update in the amount of \$49,500.

Recommended motion (Commission):

Move to approve recapture of funds from Kleberg County for the courthouse master plan update in the amount of \$49,500.