

ARCHITECTURE

TEXAS HISTORICAL COMMISSION

AGENDA
ARCHITECTURE COMMITTEE

DoubleTree Suites by Hilton Hotel
Bluebonnet Room
303 W 15th Street
Austin, TX 78701
October 28, 2021
9:45 a.m.

(or upon adjournment of the 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 July 26, 2021— *Limbacher*
3. Division of Architecture update and Committee discussion – *Graham* (Item 10.1)
4. Consider adoption of amendments to sections 13.1 and 13.5 of the Texas Administrative Code, Title 13, Part 2, Chapter 13 related to the Texas Historic Preservation Tax Credit Program without changes to the text as published in the August 13, 2021 issue of the *Texas Register* (46 TexReg 4934-4937) - *Wright* (Item 7.5)
5. Consider approval of the recapture of funds from and/or supplemental funding to previously awarded Texas Historic Courthouse Preservation Program projects - *Tietz* (Item 10.2)
6. Adjournment — *Limbacher*

TEXAS HISTORICAL COMMISSION

**MINUTES
ARCHITECTURE COMMITTEE**

Capital Extension
Room E1.030
1400 N Congress Ave.
Austin, TX 78701
July 26, 2021
11:45 a.m.

Committee members in attendance: Chairman Tom Perini, and Commissioners-Laurie Limbacher, Garrett Donnelly, Earl Broussard, Monica Burdette, and Lilia Garcia.

Committee members absent: None

1. Call to Order

The meeting was called to order at 11:45 p.m. on July 26, 2021, by Committee Chairman Tom Perini. He announced the meeting had been posted to the *Texas Register*, was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that notice was properly posted with the Secretary of State's Office as required.

A. Committee member introductions

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

B. Establish quorum

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

C. Recognize and/or excuse absences

Chairman Perini announced there were no absences to excuse.

2. Consider approval of the April 26, 2021, Architecture Committee Minutes

Chairman Perini called for a motion to approve the minutes of the April 26, 2021, Architecture Committee meeting. Commissioner Monica Burdette motioned, and Commissioner Lilia Garcia seconded the motion, which passed unanimously.

3. Division of Architecture update and committee discussion

Division of Architecture Director Bess Althaus Graham reported on the Federal and State Review program led by Lydia Woods-Boone, Program Coordinator. Ms. Graham spotlighted several National Historic Preservation Act Section 106 review projects including: Johnson Space Center Building 25 and a 1938 Quonset hut that sits at the main entrance to downtown, Brownsville. She also described recent renovation work on the John M. and Lottie D. Moore House, a Recorded Texas Historic Landmark, in Fort Bend.

Ms. Graham provided an overview of the activities of the Disaster Assistance Program, led by Lisa Hart. She indicated the program is moving along well and all processes are now in place. Ms. Graham noted the first reimbursement request was approved. Additionally, she reported Lisa Hart and staff are continuing to write subgrant agreements for the forty subgrants being administered.

Historic Preservation Tax Credit Program Coordinator Caroline Wright summarized the recent activities of program. She highlighted several certified projects including the Levine's Department Store in downtown Amarillo and twin buildings named The Wedgwood in San Antonio and Dallas. Ms. Wright reported the state program recently certified its 300th project.

Susan Tietz, Program Coordinator of the Courthouse Preservation Program, highlighted the Marion County Courthouse rededication ceremony. Ms. Tietz conveyed former Marion County Judge Lex Jones' appreciation of the decade-long partnership with the Texas Historical Commission on the full restoration of the 1912 Classical Revival Courthouse. Ms. Tietz reported the Round XII grant schedule will be later than the typical grant cycle schedule due to Round XI grants not being awarded until June 2020. She advised Round XII grant applications are due at 5 pm on Friday May 13th, 2022. Ms. Tietz provided an update of the upcoming rededication schedule with Falls County Courthouse on August 14, 2021; Fannin County rededication in early spring of 2022; and Lipscomb County on September 11, 2021.

4. Consider approval of filing authorization of proposed amendments to sections 13.1 and 13.5 of the Texas Administrative Code, Title 13, Part 2, Chapter 13 related to the Texas Historic Preservation Tax Credit Program for first publication and public comment in the *Texas Register* - (Item 10.2)

Caroline Wright advised this action item is related to proposed amendments to the Texas Administrative Code for the Historic Tax Credit Program. She advised the revisions are to clarify procedures and add definitions. Ms. Wright added there is also a minor change that reflects a change in the statute enacted this year by the passage of House Bill 3777 by the Texas Legislature. Chairman Perini moved that the Architecture Committee send forward to the Commission and recommend approval of filing authorization of proposed amendments to sections 13.1 and 13.5 of the Texas Administrative Code, Title 13, Part 2, Chapter 13 related to the Texas Historic Preservation Tax Credit Program for first publication and public comment in the Texas Register. Commissioner Burdette seconded the motion which passed unanimously.

5. Discussion and possible action to partially release the deed covenant for the Naval Weapons Industrial Reserve Plant, 9314 W. Jefferson Boulevard, Dallas, Dallas County – Graham (Item 10.3)

Ms. Graham advised this action item is a request that seeks to remove federal deed covenants from five of the seven historic structures to redevelop the Dallas Global Industrial Park, including the two largest manufacturing structures most visible from the public right of way. The deed covenant would continue to protect two historic hangars currently in use at the site. Commissioner Laurie Limbacher spoke to the condition of the buildings and adaptability of them. She advised there are challenges for the owner and present-day users. Additionally, Commissioner Limbacher provided an overview of various motions and mitigation options. The committee discussed the options provided. Commissioner Garrett Donnelly moved to send forward to the Commission and recommend conditional approval of North

Point Development's request to release the historic preservation covenants, conditions, agreements, and reservations solely from Buildings 1, 6, 7, 49, and 94 by amending Section 8 of the Deed Without Warranty for the Naval Weapons Industrial Reserve Plant, conveyed from the United States of America to American Brownfield MCIC, LLC dated and filed in Dallas County on October 5, 2012, contingent on concurrence by the Advisory Council on Historic Preservation and on negotiation of appropriate mitigation of loss of these historic resources to the community. Commissioner Burdette seconded the motion which passed unanimously.

6. Consider approval of the recapture of funds from and/or supplemental funding to previously-awarded Texas Historic Courthouse Preservation Program projects - (Item 10.4)

Texas Historic Courthouse Preservation Program Coordinator Susan Tietz provided an overview of the request by Polk County for \$1,722,746 in additional funding as requested in their Round XI grant application. Executive Director Mark Wolfe clarified the supplemental funding request and provided background information. Ms. Tietz also noted the supplemental grants recommended to be awarded came from funding appropriated in Article IX, Section 17 from the Texas Legislative Session. Ms. Tietz reported Mason County requested \$10 million from the Legislature to help pay for costs that exceed the THC grant, the local match and the county's insurance claim. The 87th Legislature appropriated \$6 million to Mason County in Article IX, Section 17.25, with funds to be administered by the Texas Historic Courthouse Preservation Program (THCPP). She continued by reporting that the 87th Legislature appropriated \$1,100,000 in Article IX, Section 17.25 to Newton County and \$1 million for Tyler County, with funds to be administered by the courthouse grant program. An appropriate scope of work, schedule, and project costs, including the local match, still need to be negotiated between THC staff, the county, and their consultants for all three projects. Commissioner Donnelly moved that the Architecture Committee send forward to the Commission and recommend approval of supplemental funding to previously awarded projects including: Polk County in the amount of \$1,744,746, which will reconcile their grant to the amount originally requested and reduce the county's match from 70% to 53% of the total project cost; and Mason County in the amount of \$6,000,000, conditional on the determination of an appropriate scope, schedule, and project cost, including the local match; and Newton County in the amount of \$1,100,000, conditional on the determination of an appropriate scope, schedule, and project cost, including the local match; and Tyler County in the amount of \$1,000,000, conditional on the determination of an appropriate scope, schedule, and project cost, including the local match. Commissioner Burdette seconded the motion. Board Chairman John Nau provided additional background information on the Legislative funding and credited staff on the integrity of the Courthouse Program. Executive Director Mark Wolfe provided comments. Committee members discussed motion. The committee recessed for lunch at 12:39 p.m. and reconvened at 1:28 p.m. Committee members continued discussion. Commissioner Donnelly rescinded his prior motion. Commissioner Limbacher moved that the Architecture Committee send forward to the Commission and recommend approval of supplemental funding to previously awarded projects including: Polk County in the amount of \$1,744,746, which will reconcile their grant to the amount originally requested and reduce the county's match from 70% to 53% of the total project cost; and Mason County in the amount of \$6,000,000, conditional on the determination of an appropriate scope, schedule, and project cost, including the local match; and Newton County in the amount of \$1,100,000, conditional on the determination of an appropriate scope, schedule, and project cost, including the local match. Commissioner Garcia seconded the motion which passed unanimously. Commissioner Garcia moved to approve supplemental funding to previously awarded Tyler County in the amount of \$1,000,000 conditional on the determination of an appropriate scope, schedule, and project cost for work that has not yet been performed including the local match. Commissioner Burdette seconded the motion which passed unanimously.

7. Adjournment

Chairman Tom Perini adjourned the meeting at 1:32 p.m.

Quarterly Report

Division of Architecture

July–September 2021

FEDERAL AND STATE REVIEW

During this quarter, the Division of Architecture’s regional review staff completed 144 reviews under Section 106 of the National Historic Preservation Act of 1966, issued 17 permits for State Antiquities Landmark (SAL) properties, reviewed 96 Recorded Texas Historic Landmark properties, and provided oversight and guidance to 18 active Texas Preservation Trust Fund (TPTF) architecture grant projects.

Recorded Texas Historic Landmarks

The **1865 Old Rock Store**, located in Tilden, McMullen County, will complete drainage improvements, masonry foundation and wall repairs, repointing, window repairs, and half-round gutter installation.

Final plans are underway for the **Santa Fe Consolidated High School Gym** in Santa Fe, Galveston County. The 1940 RTHL is undergoing an extensive rehabilitation so it can be used again as a basketball gym and community space. The “Save the Old Gym” project, organized by Team #Strongwhenweak, has already raised over \$300,000 for the gym project. Exterior restoration includes replacing the existing non-original windows and doors. The project is slated to be completed by the end of the year.

Division of Architecture staff recently reviewed rehabilitation plans for the grand **Cottonland Castle** in Waco, McLennan County, for use as a private residence. Project scope includes masonry cleaning and selective repointing, repair and repainting of historic wood windows and exterior trim, replacement of missing windows and doors, roof replacement, and construction of a new, single-story sunroom where a similar addition existed historically. This project is just one of many construction efforts in Waco that continue to increase heritage tourism to the city and interest in historic properties across Texas.

Texas Preservation Trust Fund

The Commission formally awarded the FY 2022 TPTF grant projects at the July 27 quarterly meeting. Projects with fully executed funding agreements were able to start project work on September 1.

Four architecture grant projects from the FY 2018 regular and emergency grant rounds completed their respective grant projects by the final deadline of August 31. Those projects include **Casa Ronquillo** in San Elizario, El Paso County, **Mineral Wells High School**, Palo Pinto County, **San Agustín Cathedral** in Laredo, Webb County, and **Mary Christian Burleson Homestead** (Hurricane Harvey emergency grant) in Elgin, Bastrop County. All projects are complete from both grant rounds.

Seven out of the 12 FY 2020 architecture projects completed their respective projects by the August 31 deadline. Those projects are **Bishop’s Palace** and **National Hotel Artist Lofts (E.S. Levy Building)** in Galveston, Galveston County, **1885 Gonzales County Jail** and **Gonzales Memorial Museum and Amphitheater** in Gonzales, Gonzales County, **Wheelock School House** in Wheelock, Robertson County, **San Agustín Cathedral** in Laredo, Webb County, and **1913 Leon County Jail** in Centerville. The five remaining projects requested project extension and will complete in FY 2022

Hurricane Harvey Emergency Supplemental Historic Preservation Fund (ESHPF)

Two additional preservation easements have been executed and are in the process of being filed: **St. James Episcopal Church** in La Grange, Fayette County, and the **Bellville Turnverein Pavilion** in Bellville, Austin County. Both projects are complete and have begun developing their final reports and cost-reimbursement requests. Each property has a 20-year preservation easement that expires in 2041.

PRESERVATION TAX CREDITS

During this quarter, the **Texas Historic Preservation Tax Credit** (THPTC) program received 25 Part A, 9 Part B, 18 Part B amendments and 17 Part C applications.

Since the date of the last quarterly narrative, **Certificates of Eligibility** were issued for 19 completed projects in Amarillo, Dallas, El Paso, Fort Worth, Houston, Paris, and San Antonio. (See Highlights for newly certified projects). Qualified expenses for these projects total over \$143 million. THC certified the 300th project under the state tax credit program in late July. A total of 312 projects have

now been certified since the beginning of the program in 2015, with \$2.8 million in qualified expenses.

For the **Federal Rehabilitation Tax Credit program**, the program received 17 Part 1, 3 Part 2, 17 Part 2 amendments, and 3 Part 3 applications. Five projects were certified by the National Park Service (NPS) this quarter.

THC tax credit staff have begun making regular site visits, focusing primarily on completed projects or potential projects that are high-profile. During this quarter, site visits were made to Austin, Brownsville, Houston, Lubbock, Paris, and San Antonio. Potential future projects visited include the San Antonio Zoo and the former El Jardin Hotel in Brownsville, which will be rehabilitated by the Brownsville Housing Authority for use as low-income housing. The San Antonio Zoo is eligible to apply for the state tax credit because the property, while city-owned, is leased to and operated by the nonprofit San Antonio Zoological Society.

Initial work also began on a future upgraded database application and online digital application system. These improvements will allow for submission of digital forms and files for the state credit, and eventually for the federal credit as the National Park Service makes that switch as well.

COURTHOUSE PRESERVATION PROGRAM

Texas Historic Courthouse Preservation Program Construction Projects

On August 21, dozens of construction workers buzzed around the ground and the roofline of the **Fannin County Courthouse** in Bonham as awestruck onlookers observed an enormous crane raising the replicated cupola onto the 1889 courthouse roof. The dramatic process was watched virtually by hundreds of followers of the THC, Visit Bonham, and Fannin County Courthouse Restoration Facebook pages. While the raising of the cupola was the most exciting event during the last quarter, the reconstruction of the interior grand stairs and balcony in the district courtroom contribute to the re-creation of the building's Victorian interior. Project completion is expected this winter, with the rededication tentatively scheduled for March 12, 2022.

Callahan County is in the process of selecting a contractor for full restoration of the 1929 courthouse in Baird, and **Taylor County** will soon select a contractor to perform selective demolition, or the removal of non-historic fabric from the building, so that contractors can better view the courthouse's historic features when bidding on the full restoration of the 1914 courthouse in Abilene.

Rededications

Lipscomb County celebrated the restoration of its 1916 Classical Revival-style courthouse on the morning of September 11. County Judge Mickey Simpson led the program, which was followed by tours of the building and a barbecue lunch for the nearly 500 attendees. The **Lipscomb County Courthouse** received a 2018 full restoration grant covering masonry repairs, roof replacement, removal of modern ceiling, wall and floor finishes, and restoration of interior finishes and light fixtures. It also included the installation of modern features, upgraded mechanical, electrical, and plumbing systems, and integrated security cameras and computer system wiring. The completed district courtroom included restoration of the balcony, with many courtroom details based on historic documentation and finish analysis. The historic windows were rehabilitated using a 2014 emergency grant, while replacement windows were necessary at the location of a demolished addition as part of the 2018 project.

Construction is complete at the **Falls County Courthouse** in Marlin. The county is reoccupying the building and preparing for the upcoming rededication at 11 a.m. on Saturday, October 16. Falls County received an initial grant in the program's first round of planning grants in 2000, in the amount of \$100,334. After a 10-year hiatus, under the leadership of County Judge Jay Elliot, Falls County applied successfully for a construction grant and received \$5,832,430 in 2018 to fully restore its exemplary 1939 Art Moderne-style courthouse.

The courthouse is appointed with hand-carved limestone eagles placed rhythmically between flat limestone panels and steel casement windows. Texas pink granite steps and porches hint at the colorful corridor finishes inside, including zigzag, two-toned terrazzo floors, rose and gray marble wainscots, and mint green and cream-colored plaster ceilings and walls. The county courtroom and corridors have a unique, green-grained (or *verused*) wood for the trim and courtroom furnishings, while the district courtroom features rosewood trim and furnishings. Historic marbled resilient flooring is found in the courtrooms and many offices. All public spaces are lit by the original aluminum and ribbed-glass pendant fixtures. The project has resulted in a functional, energy efficient building that will serve the citizens of Falls County for decades to come.

Round 9 Construction Status Report

10/8/2021

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		\$450,000.00 \$0.00	SpawGlass	Complete
Fannin 9 Full Restoration	James Malanaphy	\$5,600,000.00 \$1,952,497.00	■	■	■	■	□	■	□	01/01/2018	□	■	□	■	4/1/2018	■	□	□	□	10/1/2021	11/1/2021		ArchiTexas Dallas	Phoenix 1	Cupola installed 8/15/2021. The restoration is presently 60% complete.
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 \$45,000.00	■	■	■	■	□	□	■		□	■	□	■	1/29/2018	□	□	□	□	4/8/2019	5/8/2019		Komatsu Architecture	JC Stoddard	Awaiting final Completion Report following reviewer comments on 8/25/2021 submittal.
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	ArchiTexas Austin	JC Stoddard	Complete
Willacy 9 Emergency Construction	Tania Salgado	\$402,970.00 \$378,722.00	■	■	■	■	□	□	■	03/01/2017	□	□	□	□		■	□	□	□	3/15/2021			Limbacher & Godfrey		SAL permit issued for mitigation scope 08/23/2021. County will empty the courthouse.

Count:

7

Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$4,762,871.00

Round 10,10e Construction Status Report

10/8/2021

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 \$41,758.00	■	■	■	■	■	■	■	12/12/2019	■	■	■	■	1/5/2020	■	■	■	■	12/15/2020	1/15/2021	N/A	Komatsu Architecture	Joe R. Jones Construction	Awaiting final reimbursement request.
Falls 10 Full Restoration	Susan Tietz	\$5,832,430.00 \$583,243.00	■	■	■	■	■	■	■	06/01/2019	■	■	■	■	12/9/2019	■	□	□	□		4/1/2021	10/16/2021	Komatsu Architecture	Stoddard Construction Management	Restoration Complete. Rededication scheduled for 10/16/2021 11AM. The First Lady will participate in the program. Awaiting Completion Report and final reimbursement request.
Goliad 10e Emergency Construction	Tania Salgado	\$205,995.00 \$155,222.00	■	■	■	■	■	■	■	10/10/2018	■	□	■	■	1/9/2019	□	□	□	□	11/22/2019	11/22/2019	NA	Wiss Janney Elstner Associates Inc	Phoenix 1	Awaiting final reimbursement.
Kimble 10e Emergency Construction	Tania Salgado	\$318,176.00 \$0.00	■	■	■	■	■	■	■	11/30/2018	■	■	■	■	7/1/2019	□	■	■	■	4/2/2020	5/15/2020		Hutson Gallagher	Joe R. Jones Construction	Complete
Lee 10e Emergency Planning	James Malanaphy	\$44,170.00 \$4,417.00	■	■	■	■	■	■	■	N/A	■	■	■	■	N/A	■	□	□	□			N/A	Sparks Engineering		Awaiting Completion Report and final Reimbursement Request.
Limestone 10e Emergency Construction	James Malanaphy	\$438,854.00 \$431,579.00	■	■	■	■	■	■	□	07/15/2021	□	□	□	■	9/1/2021	□	□	□	□	TBD	8/1/2021	N/A	Komatsu Architecture		Masonry cleaning is underway. Submittals and mock-ups for the coping repair are under review.
Lipscomb 10 Full Restoration	Eva Osborne	\$4,937,006.00 \$493,700.00	■	■	□	■	■	■	■	09/14/2018	■	■	■	■	1/9/2020	■	□	■	□	4/30/2021	5/30/2021	7/3/2021	Arthur Weinman Architects	Premier Metalwerks	Rededication scheduled held 9/11/2021.
Marion 10 Full Restoration	James Malanaphy	\$4,682,610.00 \$547,126.00	■	■	■	■	■	■	■	09/01/2018	■	■	□	■	10/1/2018	■	□	□	□	1/15/2021	2/15/2021	5/1/2021	Komatsu Architecture		Rededication ceremony was held 5/22/2021. Awaiting completion report and 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	N/A	ArchiTexas Austin	MRI Builders	Complete

Count:

13

Total Funds Awarded:

\$23,665,090.16

Funds Remaining:

\$4,360,491.00

Round 10p Planning Status Report

10/8/2021

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	\$0.00	■	■	■	■	■	■	■	Barham & Associates	Michael Barham

Count: 4

Total Funds Awarded: \$1,202,552.00

Funds Remaining: \$0.00

Round 10MP Planning Status Report

10/8/2021

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	Final review comments provided
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	Awaiting 95% submittal
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	60% Submittal Received
Robertson	10MP	Susan Tietz	\$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

Round 11 Construction Status Report

10/8/2021

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
Callahan 11 Full Restoration	Eva Osborne	\$4,684,891.00 \$4,684,891.00	■	■	■	■	□	■	□	06/01/2021	■	■	□	□	7/1/2021	□	□	□	□	4/1/2023	4/1/2023		Komatsu Architecture	JC Stoddard	County has selected a contractor. Construction to begin 10/1/2021.
Duval 11 Emergency Construction	Tania Salgado	\$921,094.00 \$921,094.00	■	■	■	■	■	■	□		□	□	□		■	□	□	□				ArchiTexas Austin		Bids received on 08/13/2021, the lowest bid came 40% over budget; county will request supplemental funding at October QM.	
Lee 11 Emergency Construction	Betsy Frederick-Rothwell	\$1,970,149.00 \$1,970,149.00	■	■	■	■	□	□	□	7/15/2021	□	□	□	□	9/1/2021	□	□	□	□			Hutson Gallagher		THC review of 95% CD in progress. Considering the revision to improve the accessible ramp in its present location, and relocation of chiller to above ground in its present location.	
Mason 11 Full Restoration	Eva Osborne	\$4,140,119.00 \$3,971,313.00	■	■	■	■	□	□	□	2/1/2022	□	□	□	□		□	□	□				ArchiTexas Dallas		Reconstruction design underway.	
Polk 11 Full Restoration	Betsy Frederick-Rothwell	\$4,477,746.00 \$4,477,746.00	■	■	■	■	■	□	□		□	■	□	□		□	□	□				Komatsu Architecture		Awaiting final bid documents for review.	
Taylor 11 Full Restoration	Eva Osborne	\$5,980,000.00 \$5,980,000.00	■	■	■	■	□	■	■	01/05/2021	■	■	□	□	4/22/2021	□	□	□	□	8/17/2023	8/17/2023		ArchiTexas Austin		Selective Demolition Documents Complete. Bids for Selective Demolition to Be Advertised January 2022. Full Restoration Construction Anticipated to Begin March 2022.

Count:

10

Total Funds Awarded:

\$23,378,984.00

Funds Remaining:

\$23,216,558.00

Round 11 Planning Status Report

10/8/2021

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	\$590,815.00	■	■	■	■	■	□	□	Komatsu Architecture	Karl Komatsu

Count: 21

Total Funds Awarded: \$2,682,731.00

Funds Remaining: \$2,485,793.00

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



1217 & 1219 Tulane 1920 Houston • Harris County • Texas

History

The two houses at 1217 & 1219 Tulane St. are excellent examples of Craftsman bungalows from the Houston Heights West neighborhood of Houston. The modest structures feature similar front porches and several bedrooms laid out in compact floorplans common to 1920s construction. Over their live span the houses were used as owner-occupied residences until recent years, in which they were left vacant. In contrast to many other properties in the district, these two were left largely unchanged since construction, though several decades of neglect left them in mediocre condition.

Rehabilitation Project

Work on the two Tulane Street houses consisted of rehabilitation of the historic elements, as well as small additions to bring the properties up to modern living expectations. As much historic fabric, including windows, siding, and flooring, were repaired on site and reinstalled in excellent condition. The foundation, which had settled poorly in several locations, was stabilized to ensure longevity. All new mechanical, electrical, and plumbing systems were installed that had previously been patchwork and of poor design. Modest rear additions were added to provide more square footage and an additional bedroom. These additions were designed to be similar in appearance to the historic portions of the houses, but different enough so as not to create a false historic sense.

DESIGNATION: Listed in the National Register as contributing to the Houston Heights West Historic District

HISTORIC USE: Residence

CURRENT USE: Residence

CERTIFIED: July 19, 2021

CONTACT: Old Growth Ventures

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Oliver-Eakle/Barfield Building 1927 Amarillo • Potter County • Texas

History

The Barfield Building was built during an early 20th century oil boom in the Panhandle and financed by local businesswoman Melissa Dora Oliver-Eakle. Often operating as “M.D.”, Oliver-Eakle amassed a significant amount of land in Amarillo, both downtown and in residential districts. She built this building, with architect Wyatt Hedrick, to serve as offices for many of the city’s finest businesses and medical professionals. Some floors had compressed air systems to support various dental and medical services. The building opened with great local fanfare and press coverage. “Barfield” was added to the building’s name in 1948, after Oliver-Eakle’s passing when her daughter and son-in-law took over the property and completed renovations.

Rehabilitation Project

The Barfield Building had been abandoned for 30 years with some previous failed attempts at rehabilitation. The completed project has converted the building to a luxury hotel. Although not required by the tax credit programs, the project consisted of reconstruction of missing exterior storefronts, the main lobby stair, and other spaces, based on the original plans for the building. A new restaurant was inserted into the first floor, using new features that complement the historic building. Upper floors were converted to guest rooms, allowing remaining tile floors, marble wainscot, and historic woodwork to remain in place where extant. The hotel opened with as much local fanfare as the original building in 1927.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Offices, retail

CURRENT USE: Hotel, restaurant, bar, meeting center

CERTIFIED: August 12, 2021

CONTACT: DJ Realty Investments;
GSB, Inc; Coury Hospitality;
Architexas; Core Construction

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Building 10, W-K-M Company 1945 Houston • Harris County • Texas

History

W-K-M Company, Incorporated is part of Texas's oil and gas heritage. The company is best known for their precedent-setting pipe cleaning and coating machines, rotary slips, and high-pressure valves essential for oil and gas wells. These patented designs have been in use throughout the country and worldwide. Government contracts during World War II bolstered their business. Accordingly, their Houston campus expanded considerably during wartime in the 1940s, with the construction of new buildings including a central office, an assembly plant, a machine shop, an auto repair shop, woodworking building, a heat treating building, and multiple warehouses. Building 10 was constructed in 1945, and was originally in use as a shipping warehouse. It is a simple, single-story industrial building with an interior mezzanine and a raised central roof monitor to provide light and air.

Rehabilitation Project

This rehabilitation focused on completing repairs and upgrades to the formerly vacant warehouse, to allow for use as office space. The roof was replaced, repairs were made to the windows, and the mechanical systems such as HVAC, electrical, and fire suppression were upgraded. Other than the mechanical work, the project had a light touch on the interior of the warehouse. The original factory-style windows had been covered with plywood and other blocking materials, but were reopened as part of this project. To provide a pleasant and well-lit working environment, five solid roll-up garage doors that filled exterior openings on the north and west elevations were replaced with partially glazed storefront systems. Applicants worked with our office ahead of time to ensure that the design of the storefront units appropriately reflected the historic use of these openings as vehicular bays, by taking their design cues and proportions from garage doors.

DESIGNATION: Listed in the National Register of Historic Places as contributing to the W-K-M Historic District

HISTORIC USE: Light industrial

CURRENT USE: Offices

TOTAL COST: \$124,819

QUALIFIED REHABILITATION EXPENSES: \$124,819

CERTIFIED: July 7, 2021

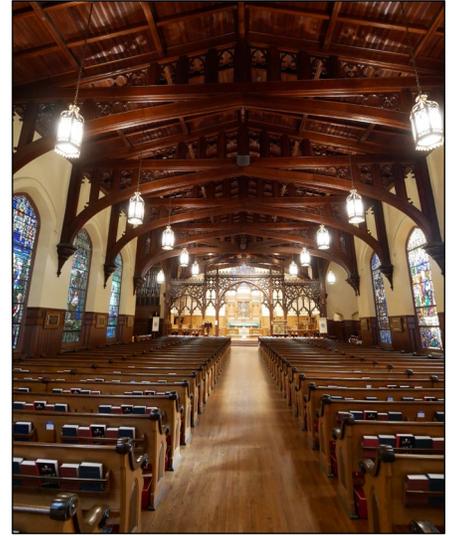
CONTACT: SWCA Environmental Consultants, Roberts Industrial Center, Inc.; AB Flores Custom Masonry; Pioneer Roofing; Heights Glass; ABC Doors

Certified for state credits only.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Christ Church Cathedral 1893 Houston • Harris County • Texas

History

The Christ Church congregation was founded in 1839 by an Episcopal missionary to the Republic of Texas. The congregation met in the Texas capitol building in downtown Houston for several years before buying this property in 1843. The current Gothic Revival building is the third church on the site, possibly constructed using masonry from the second building after a structural collapse in 1892. Another building in the complex also dates to the late 1800s, while two other buildings were added in the mid-1900s. The church suffered a fire in 1938, which destroyed the altar and neighboring sacristies. These were rebuilt with great attention given to altar and a new side-chapel, although the sacristies were simple in design and ornament. The church was named the cathedral of the Episcopal Diocese of Texas in 1949.

Rehabilitation Project

A major part of the completed rehabilitation project addressed on-going structural issues related to the heavy 19th-century masonry construction on Houston soil. Structural issues were compounded by moisture infiltration related to the landscaping and aging HVAC system. The project included extensive masonry repointing, brick sealant on select areas, addition of new tie-rods within the sanctuary, updated HVAC systems, and conversion of sanctuary lighting to an LED system. The 1930s sacristy was reconfigured with new cabinetry to provide better functionality. An upstairs area was also reconfigured to provide meeting rooms and storage for vestements.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Church

CURRENT USE: Church

TOTAL COST: \$7,372,694.00

QUALIFIED EXPENSES: \$6,584,821

CERTIFIED: September 24, 2021

CONTACT: McDoux Preservation; Stern Bucek Architects; Sparks Engineering; Apollo BBC Engineering; BPM Group

Certified for state credits only.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Farmers and Mechanics Nat'l Bank 1921 Fort Worth • Tarrant County • Texas

History

The Farmers and Mechanics National Bank is a symbol of Fort Worth's exponential growth in the early 19th century as the cattle and oil industries in the area grew. The building was designed by the prominent local architectural firm of Sanguinet and Staats, in the Chicago Commercial style that can be seen in downtowns throughout the country. This style is a result of technological changes in construction, including elevators and steel structural systems that allowed buildings to be built taller and with more windows. Farmer and Mechanics also has the classic tripartite exterior design with an ornate base, simple tower, and decorative capital. The bank was heavily altered in the 1950s and '60s with the entire base having been re clad with contemporary materials. The exterior of the building was fully restored in 2007, working from historic drawings.

Rehabilitation Project

By the 2007 restoration, much of the interior of the building had also been heavily modified. The historic banking lobby was completely gone and was not restored as the building was planned for use as private offices. Only the main elevator lobby on the ground floor received a partial restoration. For the current project, the building was converted from offices to a hotel. A new restaurant is housed in the former banking lobby space, with new finishes that respect the historic character of the building. Office floors have been converted to guest rooms. A lobby bar and meeting rooms occupy the top floors of the building, with views across downtown. A new glass and steel canopy marks the entrance to the main elevator lobby. A rooftop bar will be finished in the future.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Bank, office building

CURRENT USE: Hotel, restaurants, conference center

CERTIFIED: July 28, 2021

CONTACT: Development Services Group, Inc; Kline + Kline; Bennett Benner Partners; Balfour Beatty General Contractors

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Ella & Walter Fondren, Sr. House 1923 Houston • Harris County • Texas

History

This prominent mansion in the Montrose neighborhood of Houston was designed by noted architect Alfred C. Finn to serve as residence for the Fondrens in the growing garden suburb. The family lived in the home for three decades until Ella Fondren's death in 1953, after which it was used by various charitable organizations as office space until 1979, when it was converted into an inn and restaurant. All of these uses allowed for minimal interior alterations and interventions to the historic fabric.

Rehabilitation Project

Work performed on the building included refreshing historic materials to sustain their lifespan, as well as selective intervention to fix code issues and otherwise make the building more hospitable to modern standards. As it had previously served as an inn, the upstairs rooms were ideal for conversion into boutique hotel suites with updated fixtures and finishes. New mechanical systems, for both the hotel and the restaurant's kitchen, were installed. Selective demolition of non-historic additions was completed, revealing original architecture. At the building's rear, new services, such as the kitchen exhaust, were installed carefully to keep them out of the way and to not overtake the view of the building. Finally, tasteful landscaping was installed across the site to enhance the aesthetic of the Fondren Mansion.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Residence

CURRENT USE: Hotel

CERTIFIED: August 3, 2021

CONTACT: La Colombe d'Or Properties; MacRostie Historical Advisors

Certified for state credits only.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



First United Methodist Church 1922 Paris • Lamar County • Texas

History

The First United Methodist Church of Paris was established in 1843, meeting in a school building until they constructed their own building a decade later. After the great fire of downtown Paris in 1916, this congregation, then known as the Centenary Methodist Church, joined with another local Methodist congregation and constructed a new church, as the First Methodist Church of Paris. The building has an intriguing combination of Classical and Mediterranean Revival element, including a central octagonal tower and a pediment with Corinthian columns at the main entrance. The interior has the same mix of styles, along with some additional decorative elements related to the contemporary Prairie Style.

Rehabilitation Project

This rehab project focused on functional improvements to the sanctuary and flanking interior spaces. The sanctuary suffered from poor lighting and sound, which were the impetus for the work. Decorative ornament throughout the sanctuary was restored, including painted features that had been simplified in prior touch-ups. The floor of the sanctuary was removed and restructured to reduce the slope for accessibility. An altered choir loft was removed and redesigned for both aesthetics and function. In the balcony area, existing railings were raised for safety. The new design of these elements is simple and modern, while respectful of the historic designs. Restrooms and other secondary spaces were also redesigned.

DESIGNATION: Listed in the National Register of Historic Places as part of the “Churches with Decorative Painting” multiple property listing

HISTORIC USE: Church

CURRENT USE: Church

TOTAL COST: \$9,750,000

QUALIFIED EXPENSES: \$7,600,000

CERTIFIED: September 20, 2021

CONTACT: Charles Edwin Jones, Architect; Audley Moore Construction Company

Certified for state credits only.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Hamilton Apartments 1927 Fort Worth • Tarrant County • Texas

History

Hamilton Apartments were constructed along Hemphill Street's streetcar line on Fort Worth's Southside. The property was developed by real estate investor William Hamilton, though he only retained ownership for a short while. Hamilton's investment in this and other properties across the city was part of the city's exponential growth in the 1920s—a result of increases in the agricultural and oil industries within the city. The city's public transportation network also created a variety of streetcar suburbs and additional neighboring communities were annexed. Hamilton Apartments is a classic U-shaped courtyard complex, though it is a less typical example of the use of the Classical Revival style in Fort Worth.

Rehabilitation Project

The building had been abandoned for some time and was in severely deteriorated condition due to water damage and human destruction, although the historic layout of the apartments was intact. As part of the tax credit program, public spaces within individual residences, even in an apartment building, must all be retained in their historic configuration while secondary spaces can be altered. At the Hamilton Apartments, most units retained their overall floor plan with minor alterations. Some small units were combined, while maintaining the primary spaces in each unit. Historic materials were salvaged to the extent possible on the interior. Windows were fully replaced throughout the building, as was the green Ludowici tile roof. The building has been fully occupied since its completion.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Apartment building

CURRENT USE: Apartment building

TOTAL COST: \$2,605,771.00

QUALIFIED EXPENSES: \$1,946,256

CERTIFIED: August 19, 2021

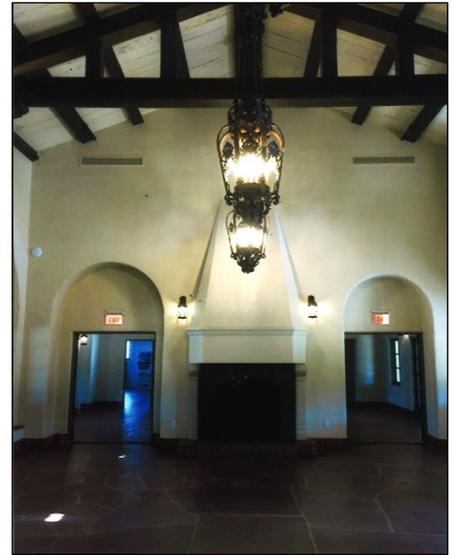
CONTACT: Westway Hamilton LLC;
Allen Architecture; Matt Awbrey
Construction

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Hermann Park Mun. Golf Clubhouse 1933 Houston • Harris County • Texas

History

Hermann Park was established in the early 1900s as part of a desire for public, outdoor lands in the city. The land for the park was donated by George Hermann, a local entrepreneur. The park was planned by landscape architect George Kessler but carried out by the landscape firm Hare & Hare after Kessler's death. A golf course, called for in the original plan, was built in the 1930s with a Spanish Colonial Revival clubhouse at one edge. The clubhouse was designed by architect Arthur Nutter and featured a pro shop, cafeteria, large lounge, and men's and women's locker rooms. This is one of several golf clubhouses in Houston designed by Nutter, but is considered his best. The large rooms, including the men's locker room, feature large, rusticated wood trusses, ornamental light features, and other finishes that contribute to the style of the building.

Rehabilitation Project

A new clubhouse was built in 1990 and the historic building began to be only minimally used. The Hermann Park Conservancy undertook the current project in order to convert the building to a rentable event venue. Overall, historic finishes throughout the building were repaired. The former men's lobby is now a primary venue space. New MEP systems were installed throughout, using creativity to insert an HVAC system so that it remains hidden despite the many open ceilings. A new porte cochere and entry lobby were added to the rear of the building to welcome visitors.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Golf course clubhouse

CURRENT USE: Events venue

CERTIFIED: August 13, 2021

CONTACT: Hermann Park, Conservancy; Curtis and Windham Architects; Forney Construction, Inc.

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



San Antonio Missions (Maintenance) 1700s San Antonio • Bexar County • Texas

History

San Antonio had its beginning in 1718 with the establishment of a complex of Spanish governmental and religious institutions, including the Alamo. In 1720, a second mission, San Jose y San Miguel de Aguayo, was established downstream on the San Antonio River. A decade later, three missions that had been founded in East Texas were relocated to San Antonio at key points along the river: Missions Concepcion, Espada, and San Juan. Here Franciscan friars congregated groups of indigenous peoples, collectively known as the Coahuiltecan, in hopes of converting them to Christianity and the ways of Spanish citizenship. Today the missions are still in use for worship, and are key visitor destinations under the U.S. National Historical Park system.

Rehabilitation Project

As active churches, the four missions along the San Antonio River are owned and managed by a nonprofit entity, making them eligible for participation in the state tax credit program. Recently, the completed 2019 maintenance projects for each of the four southern churches (Missions Concepcion, San Jose, San Juan and Espada) were certified under the tax credit program. Each mission has an ongoing annual maintenance and restoration program to address the essential needs and protection of the historic structures, as well as occasional emergency repairs. Work to the churches in 2019 included: cleaning, repointing, and spot repair of the exterior stonework and plaster; protective coating of metalwork; oiling of bells; wood window repairs; stone floor repairs; and maintenance of modern lighting and electrical systems.

DESIGNATION: Each contributes to Mission Parkway National Register Historic District, is listed as a National Historic Landmark, and a Texas State Antiquities Landmark

HISTORIC USE: Mission

CURRENT USE: Church and museum

CERTIFIED: August 20, 2021

CONTACT: Ford, Powell & Carson Architects; Sparks Engineering; Pugh Constructors; James T. Rodriguez Consulting

Certified for state tax credits only.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



New Isis Theater 1936 Fort Worth • Tarrant County • Texas

History

This theater was first constructed in 1914 in the commercial district of the Fort Worth Stockyards—a public stockyards for auctions with adjacent packing houses, rail lines, and other related needs. The first theater, known as the Isis and with an Egyptian Revival façade, burned in 1934. The neighboring lot was purchased to double a reconstructed theater in width and the New Isis opened its doors in 1936. The Moderne style building reflects that date and has been largely maintained, although some elements were altered after a flood in the 1940s or as part of renovations in the 1950s. A drugstore operated in a corner tenant space of the building, adjacent to the small lobby. The theater operated until the 1980s when it was abandoned.

Rehabilitation Project

The theater deteriorated after its abandonment, eventually missing most of its roof and being open to the elements and visitors with malintentions. The property passed through multiple developers hands before the current owner purchased the property and was successfully able to complete a rehab. The building's exterior required mostly repairs, while the interior was completely gutted and rebuilt. While no historic fabric remains on the interior, Moderne and Art Deco features in the auditorium were reconstructed, including the proscenium around the stage, which was expanded to support live performances as well as movies. The former drug store area was converted to a cocktail bar and the former mezzanine and segregated seating now house green rooms and VIP areas. On the façade, historic signage was cleaned and updated and the 1936 black and white tile pattern was restored.

DESIGNATION: Listed in the National Register as part of the Fort Worth Stockyards Historic District

HISTORIC USE: Movie theater, drug store

CURRENT USE: Movie theater, live performance venue, bar

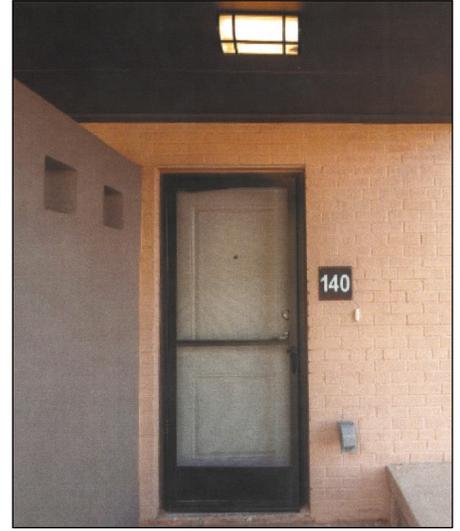
CERTIFIED: August 10, 2021

CONTACT: BendOverBackwards LLC; Arthur Weinman Architect; Tri-North Builders

Also certified for federal tax credits.

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

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Ray Sherman Place 1953-1969 El Paso • El Paso County • Texas

History

Ray Sherman Place was the fourth public housing complex constructed in El Paso, though it is now the second-oldest remaining complex. It was the first complex constructed after the end of World War II, during a time in which public housing was not as popular as it had been pre-war, during the Great Depression. This, despite a local housing shortage due to post-war growth in the city of El Paso. The complex, as a result, was smaller than it might have been otherwise. It consists of 28 residential buildings and one office/maintenance building, constructed in a simple, utilitarian style, with Modernistic touches. The complex sits on a city block with landscaping, play areas, and other features dispersed throughout. Sherman Place is named for a former El Paso mayor who was instrumental in bringing early public housing to the city.

Rehabilitation Project

The rehab project updated the buildings and apartment units throughout. Exterior changes are minimal, although non-historic windows were replaced with new windows that match the configuration of the original windows. Screen doors were retained, reflecting the period in which the units were built. On the interior, kitchens, bathrooms, MEP systems, and finishes were all replaced and upgraded. Interior floorplans remain largely as they were, except for some units that were modified to meet ADA guidelines. New playgrounds and other features were added to the site.

DESIGNATION: Listed in the National Register of Historic Places as the Ray Sherman Place Historic District

HISTORIC USE: Low-income housing

CURRENT USE: Low-income housing

CERTIFIED: July 23, 2021

CONTACT: Housing Authority of the City of El Paso; Heritage Consulting Group

Also certified for federal tax credits.

For more info

www.thc.texas.gov/taxcreditprogram

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Hotel Savoy 1884 San Antonio • Bexar County • Texas

History

The Savoy is composed of two adjoining historic structures that were interconnected and operated as a single hotel in 1912. The Soledad Block (1884) is a traditional downtown building in the Italianate style, and the University Block (1893) features a distinctive Romanesque style, characterized by heavy rusticated stone blocks with whimsical hand-carved motifs of acanthus leaves and mythical creatures. Both buildings were designed by famous San Antonio architect Alfred Giles. The 100-room hotel was once one of the city's many bustling destinations for travelers, renting European Plan rooms for \$1 a night. Since the 1800s, electric streetcars had carried visitors and hotel patrons along Houston Street. However, in 1933 San Antonio became the first major U.S. city to abandon them in favor of buses, leading to the closure of the Hotel Savoy.

Rehabilitation Project

Developers began the ambitious project of rehabilitating the Savoy in 2016, for use as office tenant space on the second and third floors, and retail spaces on the first floor. The first phase of the project included a painstaking restoration of the exterior stonework of the University Block, which was discolored and dingy from pollution, and the detail on many of the intricate stone carvings had been worn away. After cleaning and repair, the exterior is completely transformed. The upper floors retain their historic hotel corridors and doorways, while offering comfortable office spaces, kitchen, restrooms, and other amenities with all new HVAC, plumbing, and fire suppression systems. The ground level retail spaces had seen many changes over time, and now house a new restaurant, an upscale grocery, and a hair salon.

DESIGNATION: Contributing Resource in the Main and Military Plaza National Register Historic District

HISTORIC USE: Hotel

CURRENT USE: Office, Retail

CERTIFIED: Four State Phases—
March 11, 2019; August 13, 2019;
December 4, 2019; March 9, 2021
Federal certification of full project—
July 20, 2021

CONTACT: Post Oak Preservation Solutions; Cabbage, Ltd; Alamo Architects; Curtis Hunt Restorations

Also certified for federal tax credits.

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

TEXAS HISTORICAL COMMISSION

Item 10.2
Texas Historical Commission
October Quarterly Meeting
October 28-29, 2021

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:

A) Duval County Courthouse

Duval County received a Round XI Emergency Grant in the amount of \$580,231.00 with a 30% match from the county in the amount of \$248,671 to replace a dangerous electrical panel and the most corroded steel lintels at the lower level of the building. In October 2020, Duval County was awarded supplemental funding in the amount of \$340,863 upon discovering additional emergency scope toward a new total estimated project cost of \$1,315,849. Since that time, the project received 4 contractor bids with the lowest qualified base bid at \$1,892,157 which is \$576,308 over the cost estimate prepared by the architect of \$1,315,849. In addition, the courthouse sustained wind and flooding damage this spring totaling \$76,104, shown as alternate bid scope items. The county proposes addressing this additional damage while the scaffolding is erected for the emergency grant work, in addition to drainage and accessible door issues. Duval County requests an additional \$478,906 with an additional required 30% match in the amount of \$205,245. The proposed total emergency project will be \$2,000,000 with a new total grant award of \$1,400,000 and the county's new total match of \$600,000. Please note that the total project cost of exactly \$2,000,000 is based upon the county match limit of \$600,000, which will require the county to value engineer some of the alternates in the lowest bid of \$2,050,557. A letter from the Duval County Judge Gilbert Saenz and a summary of recent bids, as well as a cost estimate to repair the storm damage, is attached as documentation to support this request.

B) Lipscomb County Courthouse

Lipscomb County received a Round X Full Restoration Grant in the amount of \$4,937,006 with a match from the county in the amount of \$871,276. As part of the restoration, the THC requested that a non-historic concrete apron at the base of the building be removed. Following removal, water infiltration at the basement increased, despite polyurethane wall injections to resolve the problem. The county continues to experience water infiltration into occupied areas of the basement, requiring the county to excavate the brick foundation wall, waterproof the wall and install additional drainage to prevent future water intrusion. The total cost of this work approximately \$135,466, which includes construction cost of up to \$128,466 plus \$7,000 in design fees plus reimbursable expenses. In his request letter, Judge Simpson has rounded the total project cost to \$134,000. Staff recommends \$113,900 in supplemental funding (85% of the requested project cost) which leaves a local match requirement of \$20,100. A letter from Lipscomb County Judge Simpson and a cost estimate for the excavation and waterproofing are attached as documentation to support this request.

TEXAS HISTORICAL COMMISSION

C) Coleman County Courthouse

Coleman County received a Round X Master Plan Update Grant in the amount of \$50,000 with a required match of \$5,000. The county's consultant completed its master plan update, and the county submitted its final reimbursement request for \$44,900, leaving a remaining balance of \$5,100 for recapture. The program reviewer has confirmed that there are no additional invoices to be submitted for reimbursement.

D) Lynn County Courthouse

Lynn County received a Round IX Full Restoration Grant in the amount of \$4,648,451 with a required match of \$3,906,548. The county submitted and confirmed the amount of its final reimbursement request on June 7, 2021, leaving a remaining balance of \$44,133.87 for recapture. The program reviewer has confirmed that there are no additional invoices to be submitted for reimbursement.

The total supplementary funding requested totals \$592,806, with \$49,233.87 in recaptured funding to be allocated for future courthouse grant awards.

Recommended motion (Committee):

Move to send forward to the Commission and recommend approval to recapture funds from and/or supplement funding to previously awarded projects as follows:

- 1) Grant supplemental funding to Duval County in the amount of \$478,906 with a required additional 30% match of \$205,245; and
- 2) Grant supplemental funding to Lipscomb County in the amount of \$113,900 with a required 15% match of \$20,100; and
- 3) Recapture from Coleman County in the amount of \$5,100; and
- 4) Recapture from Lynn County in the amount of \$44,133.87.

Recommended motion (Commission):

Move to approve recapture of funds from and/or supplementary funding to previously awarded projects as follows:

- 1) Grant supplemental funding to Duval County in the amount of \$478,906 with a required additional 30% match of \$205,245; and
- 2) Grant supplemental funding to Lipscomb County in the amount of \$113,900 with a required 15% match of \$20,100; and
- 3) Recapture from Coleman County in the amount of \$5,100; and
- 4) Recapture from Lynn County in the amount of \$44,133.87.



Office of the Duval County Judge

Duval County Courthouse
Post Office Box 189
400 East Gravis Avenue
San Diego, Texas 78384

Gilbert N. Saenz,
Duval County Judge

(telephone) 361.279.6204
(facsimile) 361.279.6243
gsaenz@co.duval.tx.us

September 16, 2021

Susan Tietz, AIA
Program Coordinator, Courthouse Preservation Program
Division of Architecture
P.O. Box 12276, Austin, Texas 78711-2276
Phone: 512-463-5860
Susan.tietz@thc.texas.gov

RE: Request for Supplemental THC Emergency Grant Funding for Duval County Courthouse

Dear Ms. Tietz:

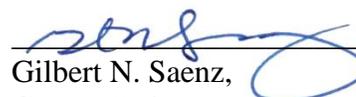
Hope this letter finds you well and healthy. I write to you concerning the sudden unexpected increase in costs and climate related effects. As we have seen, the pandemic and climate change has caused severe disruption to the construction industry and subsequent increase in materials and labor costs due to supply shortages. Additionally, Duval County experienced a weather event involving severe winds and heavy rain in mid-May 2021. This event resulted in flooding within the Courthouse basement and approximately twelve windows being severely damaged. These windows are now boarded up as they are life-safety concerns. We all aim to keep patrons and employees safe as much as possible, while maintaining focus on preservation.

The lowest bid received for the Emergency Grant project plus alternates was \$1,892,157 (See attached bid breakdown summary). The County has budgeted an additional \$205,245 towards the project beyond the allotted \$394,755, for a total of \$600,000. Duval County respectfully requests up to \$478,906 in additional grant funds beyond the previous grant of \$921,024, to be match by additional County contributions. The total project cost will be \$2,000,000.

Additional grant funds will allow for the base work, the most critical alternates, and additional urgent window and drainage work to be addressed. By focusing on life-safety and critical envelope issues that have developed, we also achieve the vital interests of limiting interior damage and preserving the integrity of the historical Courthouse.

Thank you for your careful and valuable consideration. Please let me know if there is further information we can provide to support this crucial request.

Sincerely,



Gilbert N. Saenz,
County Judge

DUVAL COUNTY COURTHOUSE
Drainage, Structural, Electrical Rehabilitation
Tabular Summary of Rehabilitation Project Proposals

	Premier Commercial Group	Phoenix I Restoration	Waterman Construction	JC Stoddard Construction
Final Bid Form	YES	YES	YES	YES
5% Bid Bond Included?	YES	YES	YES	YES
Acknowledge 3 Addenda	YES	YES	YES	YES
No. of Days Bid	275	240	330	305
Base Bid Amount	\$ 1,584,000.00	\$ 1,760,000.00	\$ 1,860,000.00	\$ 2,075,000.00
Contractors % Overhead	10%	10%	15%	5%
Contractors% Profit	10%	5%	5%	10%
Subcontractors % Overhead	10%	10%	5%	5%
Subcontractors % Profit	5%	5%	5%	10%
Allowance No. 1 - Window Restoration	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Allowance No. 2 - Masonry Restoration	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Allowance No. 3 - Subsurface Drainage	\$ 8,010.00	\$ 8,010.00	\$ 8,010.00	\$ 8,010.00
Allowance No. 4 - Concrete Repairs	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Allowance No. 5 - Interior Finish Repair	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
Allowance No. 6 - Overtime Work	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Allowance No. 7 - AEP Related Utility Costs	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Unit Price No. 1.1 - Brick Mold Replacement	\$ 1,030.00	\$ 940.00	\$ 1,170.00	\$ 912.00
Unit Price No. 1.2 - Sill Replacement	\$ 750.00	\$ 735.00	\$ 1,920.00	\$ 1,584.00
Unit Price No. 1.3 - Wood Ductman Repair Frame	\$ 160.00	\$ 110.00	\$ 990.00	\$ 1,188.00
Unit Price No. 1.4 - Frame Replacement	\$ 850.00	\$ 750.00	\$ 2,860.00	\$ 3,600.00
Unit Price No. 1.5 - Sash Replacement	\$ 1,875.00	\$ 650.00	\$ 5,000.00	\$ 1,884.00
Unit Price No. 2.1 - Lintel Replacem, 1 Wythe	\$ 7,065.00	\$ 287.00	\$ 550.00	\$ 6,780.00
Unit Price No. 2.2 - Lintel Replacem, 2 Wythes	\$ 8,600.00	\$ 572.00	\$ 850.00	\$ 8,250.00
Unit Price No. 2.3 - Brick Removal/Replacement	\$ 245.00	\$ 53.00	\$ 60.00	\$ 234.00
Unit Price No. 2.4 - Brick Repointing	\$ 40.00	\$ 28.00	\$ 30.00	\$ 39.00
Unit Price No. 2.5 - Stone Patching Repair	\$ 120.00	\$ 240.00	\$ 250.00	\$ 112.00
Unit Price No. 2.6 - Stone Crack Repair	\$ 95.00	\$ 115.00	\$ 120.00	\$ 90.00
Unit Price No. 2.7 - Cement Parge Coat Replacement	\$ 55.00	\$ 30.00	\$ 32.00	\$ 51.00
Unit Price No. 3 - Concrete Repairs	\$ 160.00	\$ 334.00	\$ 350.00	\$ 150.00
Unit Price No. 4 - Plaster Finish	\$ 45.00	\$ 25.00	\$ 31.00	\$ 54.00
Unit Price No. 5 - Painting	\$ 6.00	\$ 3.00	\$ 15.00	\$ 18.00
Alternate No. 1 - Repair Interior Wall East Stairway	\$ 72,115.00	\$ 51,100.00	\$ 94,680.00	\$ 159,000.00
Alternate 2A - Reconstruct Interior Wall West Stairway	\$ 72,115.00	\$ 38,400.00	\$ 54,240.00	\$ 190,000.00
Alternate 2B - Reconstruct Interior Wall West Stairway	\$ 72,115.00	\$ 51,100.00	\$ 71,470.00	\$ 157,000.00
Alternate No. 3 - Metal Guardrails/Handrail Areaway	\$ 5,533.00	\$ 9,200.00	\$ 5,460.00	\$ 21,753.60
Alternate No. 4 - Restore Exterior Wood Doors	\$ 44,186.00	\$ 72,300.00	\$ 87,570.00	\$ 76,000.00
Alternate No. 5 - Relocate Elect. Equip., 3rd Fl.	\$ 7,493.00	\$ 13,800.00	\$ 16,540.00	\$ 24,000.00
Alternate No. 6 - Restore Exterior Windows	\$ 34,600.00	\$ 43,200.00	\$ 45,180.00	\$ 152,728.40
Total Alternates	\$ 308,157.00	\$ 279,100.00	\$ 375,140.00	\$ 780,482.00
Base Bid Amount	\$ 1,584,000.00	\$ 1,760,000.00	\$ 1,860,000.00	\$ 2,075,000.00
Contingency Base Work	\$ 158,400.00	\$ 176,000.00	\$ 186,000.00	\$ 207,500.00
Total	\$ 2,050,557.00	\$ 2,215,100.00	\$ 2,421,140.00	\$ 3,062,982.00

The following is a cost summary for proposed project including critical alternates (Refer to Bid Summary Breakdown for Base Bid & Alternates)

PROJECT COST

Low Bid (no contingency)	\$1,584,000
Contingency (10%)	\$158,400
A/E Fees	\$181,496
TOTAL BASE PROJECT	\$1,923,896

CRITICAL/ADDITIONAL ALTERNATES

Alternate 4: Reconstruct/restore exterior accessible door assembly	\$10,500
Alternate 6: Reconstruct/restore exterior windows beyond base work	\$58,104
Alternate 8: Correct backflow issues at west areaway storm drain & replace sump pump	\$7,500
TOTAL ALTERNATES	\$76,104
TOTAL PROJECT COST	\$2,000,000

Note that the total construction cost with maximum County contribution = \$1,584,000 + 158,400 + 76,104 = \$1,818,504, without 10% contingency on base scope it is \$1,584,000 + 76,104 = \$1,660,104. These figures do not accept all alternates only critical/additional alternates noted above.

Duval County's maximum match is \$600,000, with 70/30 THC/County match, the maximum project cost is \$2,000,000.



Lipscomb County
Mickey Simpson, County Judge
Lipscomb, Texas 79056
P.O. Box 69
(806) 862-4131
FAX (806) 862-2603
mickey.simpson@co.lipscomb.tx.us

COMMISSIONERS

Juan M. Cantu
Precinct One
Merie Miller
Precinct Two
Scotty Schilling
Precinct Three
Dan Cockrell
Precinct Four

Friday, September 17, 2021

Mark Wolfe
Executive Director
P.O. Box 12276
Austin, Texas 78711

Dear Sir:

I want to commend Texas Historical Commission on a job well done on the restoration of our Courthouse. I also want to thank you for your speech at our rededication ceremony and I really appreciated all of the THC personnel that attended. Your organization helped make that a memorable day for Lipscomb County.

During the restoration process, we discovered that the waterproofing that was performed on the basement foundation was inadequate for the type of soil that we have. Our Architect has recommended a solution to remedy this problem. However, this was discovered after we had exhausted our Grant funds. Therefore, I am writing today to request funds from THC to address this inadequacy. We have received a proposal of \$134,000.00 that we feel will fulfill the Architects solution. I would like to request THC's assistance with this project.

Thank You for your attention to this matter.

Yours Truly,

Mickey Simpson
Lipscomb County Judge

ARTHUR WEINMAN
A R C H I T E C T

September 17, 2021

Mr. Mark Wolfe
Texas Historical Commission
1511 Colorado Street
Austin, Texas 78701

Lipscomb County Courthouse
Proposed Basement Waterproofing

Dear Mr. Wolfe,

We have encountered water proofing problems in the basement of the Lipscomb County Courthouse restoration not anticipated during restoration design. In our work with former Judge Willis Smith between 1999 and 2019, floor and wall basement leaks were never a problem. Consequently our preservation construction documents included only hydrophilic polyurethane injection, as a solution to local waterproofing problems as they might arise.

Unfortunately, after removal of the large concrete pads placed around the building between building face and circumferential walk, leakage developed in half of the north, the east, and half of the south walls of the building after heavy rains. Three injections of the specified hydrophilic polyurethane have not stopped the leaks. We believe the most effective solution is treatment of the exterior walls of the building with fluid applied waterproofing, followed by installation of a perforated sloping base drain six inches minimum below the floor elevation, followed by gravel back-fill and a sump and pump to street curb.

West half of the foundation walls are concrete and not leaking. East half are brick. The waterproofing requirement is about one hundred feet in length (half of the building perimeter). Brick foundation walls to spread footings below the concrete floor support a quarter of the building face above. The other quarter are on raised wall footings about 20 to 24 inches above the concrete floor face. These walls have a four inch thick concrete curb over dirt on the interior. None of this construction could be discovered until the preliminary demolition phase of the project. The unusual construction causes complexities for waterproofing application.

Our restoration contractor, Premier Commercial Group, aka Premier Metalwerks LLC has provided Lipscomb County Judge with a bid for the above-described restoration and waterproofing for the Lipscomb Courthouse basement foundation walls. As all rooms in the basement are active County offices, this is a requirement necessary for current and future use of the basement.

Please don't hesitate to contact me with any questions regarding this waterproofing solution.

Sincerely,



Arthur Weinman, AIA
AWW:hs
cc: Judge Mickey Simpson; Eva Osborne, THC



August 13, 2021

Mr. Arthur Weinman
Arthur Weinman Architect
3717 Stoney Creek Road
Ft. Worth, TX 76116

RE: Lipscomb County Courthouse - Below Grade Waterproofing and Underground Drainage System

Dear Mr. Weinman,

We propose to furnish all labor, materials, tools, equipment, and insurance necessary to complete the following scope of work:

Scope: At the northeast corner (approximately 50 LF) and the southeast corner (approximately 50 LF), complete the following scope of work:

- Excavate the existing soil to a depth of approximately 5'-0" adjacent to the building.
- Clean the walls and apply a new waterproofing membrane with drainage board and termination bar.
- Install a French drain with filter fabric and drainage rock.
- Install two (2) new sump pumps – one at each corner of the building – connected to the new French drainage systems and wired to permanent building power.
- Trench and install two new PVC drain lines across the east lawn, terminating at the eastside bar ditch, connected to the new sump pumps.
- Fill and compact the dirt at both the building and lawn trench locations.
- Install new sod over the filled trenched locations.
- Includes all equipment necessary to complete the work.
- Includes mobilization/demobilization for the work.
- Includes MEI one (1) year warranty.

Specific Job Exclusions – Concrete/masonry repair; parge coats; injection; interior finish replacement, repair, or finish out; landscape protection, removal or replacement; dewatering; any services associated with locating/removing/relocating/repairing utilities (electric, HVAC, plumbing, etc.) or sprinkler lines.

We will perform the work as described above during normal/regular weekday hours, for the Lump Sum price of \$118,675.00; plus 8.25% sales/remodel tax, if required.

Incorporated Notes & Clarifications:

- MEI current EMR is 0.74; This offer is valid for 60-days.
- Refer to the attached certificate of Insurance for specific coverage, which includes automatic blanket additional insured and waiver of subrogation endorsements on all lines of business and shall not be exceeded or modified without an additional premium payment.
- We acknowledge Addendum – none.
- Price **does not** include: sales tax, remodel tax, P&P Bonds, project specific endorsements, Builder's Risk, Pollution Liability, Professional Liability, SSPC-QP1 certification, fees, permits, right of offset, stand-by time, union labor agreements, risk of non-payment, damages for delays, overtime, off-hour/nights or weekend work, dumpster, toilet, water, electricity/3-phase power, or liquidated damages; any utility services; flagmen; fencing, any subsidiary work items; sewage containment; special colors; mock-ups; off-site debris disposal from shotblasting/grinding/chipping/sandblasting/waterblasting; collect and dispose rinse water; water stops; water tests; pin hole or holiday testing; inspection/reinspection fees; test or treat for pH or MVT; repair damaged concrete, lighting; ventilation; odor control; temperature/humidity control; and enclosures, tents, or partitions.
- Samples of products or systems presented for review are intended only to provide a general representation and not an exact replica of the color, texture or finish of the products or systems to be furnished or installed.
- MEI will be granted full and complete access to all work areas, absent fixtures, equipment, hangars, conduit, wiring, machinery, and other immovable objects to be removed and replaced by others.
- The scope of the repair work described above is limited to the repair location(s) and **not guaranteed** to stop all water intrusion into the structure.
- Unforeseen conditions or circumstances are not assumed nor anticipated.
- MEI is not responsible for recognizing, locating, removing, collecting, or disposing any toxic or hazardous materials.
- Price based upon a mutually agreed upon contract. Items not specifically included are excluded.
- The COVID-19 Shut Down Period shall not be deemed Force Majeure and shall not be grounds for termination or suspension of the Contract. Any and all contractual deadlines shall be extended day-for-day during the COVID-19 Shut Down Period and all contractual obligations shall be deemed suspended during a COVID-19 Shut Down Period.
- Mobile's standard 1-year Installer's Warranty excludes defects, failures or liabilities caused by: failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, damage by others; damage to facilities; conditions that exceed the limitations of the materials; sufficiency of the design; removal and replacement of overburden materials; and special, incidental, consequential, punitive or indirect damages or injuries. Material warranties may be obtained separately from the manufacturer.
- This proposal is not for the sale of goods, but rather a service contract for the installation of products, systems, or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.** Venue shall be in Tarrant County, Texas.

Respectfully submitted,

David Neal
Chief Operating Officer
Mobile Enterprises, Inc.

Accepted By: _____ Date: _____

Printed Name: _____ Title: _____

Your faxed/emailed signature above, as acceptance, will be treated as a fully executed contract

FORT WORTH (817) 921-1444
DALLAS Metro (817) 429-5889

**332 SOUTHWAY CIRCLE
FORT WORTH, TEXAS 76115-4008**

(713) 973-1033 HOUSTON
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