

## TEXAS HISTORICAL COMMISSION

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### AGENDA ARCHITECTURE COMMITTEE

Capitol Extension  
Room E1.030  
1400 N. Congress Ave.  
Austin, TX 78701  
July 26, 2021  
10:30 a.m.

*(or upon adjournment of the Archeology Committee, whichever occurs later)*

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*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.*

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1. Call to Order — *Chairman Perini*
  - A. Committee member introductions
  - B. Establish quorum
  - C. Recognize and/or excuse absences
2. Consider approval of meeting minutes for the Architecture Committee Meeting of April 26, 2021— *Perini*
3. Division of Architecture update and Committee discussion — *Graham*
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 - Wright* (Item 10.2)
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)
6. Consider approval of the recapture of funds from and/or supplemental funding to previously-awarded Texas Historic Courthouse Preservation Program projects - *Tietz* (Item 10.4)
7. Adjournment — *Perini*

**TEXAS HISTORICAL COMMISSION**

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**MINUTES**

**ARCHITECTURE COMMITTEE**

AT&T Executive Education and Conference Center

Grand Salon ABC

1900 University Avenue

Austin, TX 78705

April 26, 2021

1:05 p.m.

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

**Committee members absent:** None

**1. Call to Order**

The meeting was called to order at 1:05 p.m. on April 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 February 2, 2021, Architecture Committee Minutes**

Chairman Perini called for a motion to approve the minutes of the February 2, 2021, Architecture Committee meeting. Commissioner Earl Broussard motioned, and Commissioner Wallace Jefferson seconded the motion, which passed unanimously.

**3. Division of Architecture update and committee discussion**

Division of Architecture Director Bess Althaus Graham began her report on the Division of Architecture by giving a brief overview of the division, which includes the Regional Review Team, Historic Tax Credit Team, and the Courthouse Preservation Team.

Ms. Graham reported on the Federal and State Review program led by Lydia Woods-Boone, Program Coordinator for the Federal and State Review program. Ms. Graham provided updates on the planning of an extensive exterior rehabilitation project on the El Paso High School, which is a Recorded Texas Historic Landmark and is also listed on the National Register of Historic Places. Ms. Graham stated a preservation architect is working closely with THC staff on project planning. She also highlighted the State National Bank project in Brownsville. Ms. Graham stated the former bank and office building in downtown Brownsville is a HUD-sponsored rehabilitation project which will create new affordable housing and a commercial storefront.

Ms. Graham continued by reporting on activities of the Texas Preservation Trust Fund program led by Lisa Harvell. She highlighted the Wheelock Schoolhouse project located in Robertson County which is typical of the types of projects TPTF funds. Ms. Graham explained that Friends of the Wheelock Schoolhouse have applied for and twice received TPTF grants to repair the buildings historic wood windows. She explained since TPTF funding is limited, successful applicants often organize their rehabilitation work in several phases, tackling the most critical work first, then moving to other pressing needs. Ms. Graham emphasized each successful completion of a phase helps spark new fundraising efforts for the next phase. Ms. Graham noted in FY 2018, the \$12,500 grant award by TPTF helped pay for repairing the 1908 school's first floor windows. In FY 2020 the THC awarded a grant in the amount of \$24,251 to repair the second-floor windows. Ms. Graham recognized and applauded the efforts of the non-profit organization, which was started by local residents who partnered with Texas A&M University, the Robertson County Historical Commission, and other county historical and preservation groups. Ms. Graham noted this project, and its success is a good example to other potential grant applicants.

Ms. Graham provided an overview of the activities of the Disaster Assistance Program, led by Lisa Hart. She reminded the committee that the program is fully funded by the National Park Service (NPS) Emergency Supplemental Historic Preservation Fund (EMSHPF). She highlighted the Congregation K'Nesseth Israel rehabilitation project in Baytown, which will be the first preservation easement filed as part of the Hurricane Harvey disaster program. Ms. Graham noted this team has not been in the field since February 2020 but they will begin limited travel in May to visit sites and deliver signage required by the National Park Service.

Ms. Graham summarized the recent activities of the Historic Preservation Tax Credit Program led by Caroline Wright. She began by highlighting the largest tax credit project certified in Texas, the First National Bank Tower, which was constructed in 1965. She said the project is 50 stories tall, with two levels of underground parking, taking up an entire block in downtown Dallas. She went on to relate that "The National" was renamed and rehabbed for use as luxury apartments and a hotel, with several restaurants and retail space. According to extensive press coverage of the project, including Texas Monthly Online, Ms. Graham said the project had total construction costs over \$460 million dollars. Ms. Graham also described other historic Tax Credit program projects completed this quarter, including the Plaza Hotel in El Paso and the former Knights of the Pythias Temple in Dallas.

Ms. Graham continued by reporting on the activities of the Courthouse Preservation Program led by Susan Tietz. She reported the Falls County Courthouse in Marlin will be rededicated on August 18, 2021. She noted the exterior repairs are now complete and interior restoration is nearly completed. Ms. Graham continued by highlighting the Fannin County Courthouse in Bonham. She reported that the upper part of the courthouse will be completely reconstructed. Ms. Graham advised a winter 2021/2022 rededication date will be forthcoming. She also reported on the Round X full restoration of the Marion County courthouse in Jefferson, with a rededication date of May 22, 2021. She advised that the restoration was substantially complete, and the county had already re-occupied the building. Ms. Graham shared the status of the Lipscomb County Courthouse. She

noted the courthouse rededication would be held in the Summer or early Fall of 2021. She advised the exterior restoration is complete and interior finishes and furnishings are being restored. Ms. Graham updated the committee on Courthouse Stewardship activities. She focused on the Real Places conference speaker Ron Anthony, “the Wood Guy,” who taught conference attendees including Courthouse Stewards how to preserve and assess the condition of wood. Ms. Graham acknowledged this year’s Courthouse Stewardship award recipient was Cameron County for their dedication to maintaining the “Dancy Building” or Cameron County Courthouse in its restored condition.

#### **4. Update on the status of the Mason County Courthouse restoration project**

Ms. Graham and Mason County Judge Jerry Bearden provided an update on the status of the Mason County Courthouse, which burned February 4, 2021. Judge Bearden presented a photobook to the committee. He presented the financial breakdown of the cost to reconstruct the courthouse, noting the cost to reconstruct would be nearly \$20 million dollars, with an insurance claim of \$6 million dollars, a Round XI full restoration grant of about \$4 million dollars, and the request to the Texas Legislature of \$10 million dollars. Judge Bearden emphasized the building was very well documented due to its earlier planning grant which provided a full set of architectural plans and specifications that were ready to be used to fully restore the building with a Round XI construction grant. Ms. Graham advised that some historic elements of the building could be salvaged including items such as sheet metal fireplace covers, metal roof shingles, the original dedication plaque, a spiral stair, a few windows, a filing cabinet, and vault doors. She also noted the THC issued an antiquities permit in March 2021 for stabilization, including the deconstruction of unstable chimneys and debris removal. She highlighted that special care was taken to preserve historic fabric that could be saved for re-use in the restoration/reconstruction or as part of a future display.

#### **5. Consider adoption of amendments to sections 13.3, 13.4, 13.5, and 13.6 of the Texas Administrative Code, Title 13, Part 2, Chapter 13 related to the Texas Franchise Tax Credit for Certified Rehabilitation of Certified Structures as published in the February 19, 2021 issue of the *Texas Register* (46 TexReg 1150-1156) (Item 8.4A)**

Ms. Graham advised this action item refers to sections of the tax credit program rules requiring applications in hard copy. She noted the rules were posted as directed at the previous commission meeting. Ms. Graham stated staff are beginning to transition from a paper program to a digital tax credit program in response to a similar move by the Federal Tax Credit program. Ms. Graham advised there are a few items in the administrative rules that describe the program using terms related to hard copy. She noted this motion will allow replacement of that wording to a more general language. Commissioner Wallace Jefferson moved that the Architecture Committee send forward to the Commission and recommend adoption of amendments to sections 13.3, 13.4, 13.5, and 13.6 of the Texas Administrative Code, Title 13, Part 2, Chapter 13, related to the Texas Franchise Tax Credit for Certified Rehabilitation of Certified Structures, without changes as published in the February 19, 2021, issue of the Texas Register (46 *TexReg* 1150-1156). Commissioner Monica Burdette seconded the motion, which passed unanimously.

#### **6. Discussion and possible action related to a request for partial removal of the deed covenant for the Naval Weapons Industrial Reserve Plant, Dallas, Dallas County (Item 11.2)**

Ms. Graham gave an overview of the Dallas Industrial Center request to remove the deed covenant that was placed when the property transitioned from federal ownership to the private sector nearly 10 years ago. Ms. Graham provided an historical overview of the site. The request is for removal of the deed covenant of 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. She noted

this request continues to protect two historic hangers used at the site. Ms. Graham advised these seven buildings were deemed significant due to their association as historic military properties of WWII and the Industrial Mobilization Era, the Cold War Era, and the Post-Cold War Era. In 2012 the United States General Services Association sold the property and included a Memorandum of Agreement was attached to the sale to preserve those buildings. Commissioner Wallace Jefferson moved to table this item for further investigation. Commissioner Laurie Limbacher seconded the motion, which passed unanimously.

## **7. Adjournment**

Chairman Tom Perini adjourned the meeting at 1:53 p.m.

## Quarterly Report

Division of Architecture

April–June 2021

### FEDERAL AND STATE REVIEW

During this quarter, the Division of Architecture's regional review staff completed 211 reviews under Section 106 of the National Historic Preservation Act of 1966, issued eight permits for State Antiquities Landmark (SAL) properties, reviewed 125 Recorded Texas Historic Landmark properties, and provided oversight and guidance to 16 active Texas Preservation Trust Fund (TPTF) architecture grant projects.

### State Antiquities Landmarks

After much hard work, the perseverance of the Historic Sites Division architects and **Starr Family Home State Historic Site** staff has culminated in the successful restoration of the **Maplecroft House** breezeway and kitchen. In coordination with the Division of Architecture, this State Antiquities Landmark project was initially permitted in April 2013 and began with an investigation of the breezeway and kitchen additions historic design, including limited selective demolition, paint analysis, and identification of historic features to be preserved. The project then progressed to having our agency's own Starr Family Home staff reconstruct and restore the historic breezeway area and kitchen addition to reflect the information gleaned from the investigation, which has returned the house to a condition that reflects the interpretive historic period of the home, from circa 1874 to 1905. The success of this project represents the effective partnership between agency staff and has resulted in the continued conservation of a significant cultural resource that will allow future generations to gain a glimpse into what life was like for the Starr Family in Northeast Texas at the turn of the century.

### Section 106

The THC reviewed a proposal for the rehabilitation of an existing **1938 Quonset hut** that sits at the main entrance to downtown Brownsville. The building is sited adjacent to the Battlefield Hike and Bike Trail, a former railroad corridor. The building will be rehabilitated and adapted to house the Brownsville Farmers' Market; a community kitchen, multipurpose classroom area, restrooms, and office space for the **Brownsville Wellness Coalition**; and a food pick up area and offices for the **Rio Grande Valley Food Bank**. On the site surrounding the building will be

three new structures: a welcome booth with storage space, public restrooms, and a shade structure for an outdoor kitchen and seating.

### Recorded Texas Historic Landmarks

Recent work on the 1883 **John M. and Lottie D. Moore House** is part of the Fort Bend Museum's \$2 million restoration project to be completed next month. The sensitive updates to the Moore House include rehabilitating the carriageway columns, repairing the first-floor porch, repainting the wood siding, and replacing the roof. This work complements the main building's extensive renovations and unifies the relationship of buildings on the site.

### Texas Preservation Trust Fund

In preparation for the legislative session, Texas state agencies were directed to reduce their general revenue by 5 percent that resulted in the loss of funds earmarked for the FY 2021 TPTF grant awards. Fortunately, during the session, the legislature returned the 5 percent. With this good news, the THC will consider formally awarding these projects as the FY 2022 TPTF grant awards at the July 27 quarterly meeting (grants conditionally awarded at the October 2020 quarterly meeting). The grant funds will not be available until September 1, 2021 (FY 2022) and project work cannot begin until that time.

Also, the THC plans to announce the FY 2023 grant cycle in December 2021. This will be the initial application of a two-step application process. Grant awards will be considered by the Commission at the October 2022 quarterly meeting.

### Hurricane Harvey Emergency Supplemental Historic Preservation Fund (ESHPPF)

During this quarter, two new preservation easements were filed: the **Grimes County Courthouse** in Anderson and **Congregation K'Nesseth Israel** in Bayside (Harris County). The Grimes County Courthouse project is complete and is going through the cost reimbursement process. Congregation K'Nesseth Israel has completed an initial phase of work and upon reimbursement of eligible expenses will commence with the final phase of work. Two other preservation easements have been executed and are in the process of being filed: **St. James Episcopal**

**Church**, 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**

The tax credit program remains remarkably busy as construction and design planning continues across the state. During this quarter, the **Texas Historic Preservation Tax Credit** (THPTC) program received 20 Part A, 21 Part B, 15 Part B amendments and 16 Part C applications.

**Certificates of Eligibility** were issued for 24 completed projects in Amarillo, Dallas, Fort Worth, Galveston, Houston, and San Antonio (see Highlights for newly certified projects). Qualified expenses for these projects total nearly \$65 million. A total of 295 projects have been certified since the beginning of the program, with qualified expenses of over \$2.6 billion.

For the **Federal Rehabilitation Tax Credit program**, staff received 4 Part 1, 9 Part 2, 11 Part 2 amendments, 4 Part 3, and 4 Part 3 amendment applications. Seven projects were certified by the National Park Service (NPS) this quarter.

Members of the tax credit team made several virtual presentations in the last quarter to a variety of audiences, including: a preservation class at the University of Texas at San Antonio, a workshop audience at the City of San Antonio Office of Historic Preservation's Rehabber's Club, local Main Street Managers as part of a series hosted by the THC Main Street program, and architecture and preservation professionals in a two-part tax credit workshop customized specifically for South Texas audiences.

The team also began working through a process improvement audit with private consultants hired by the agency. This will result in a series of complex process charts that will be used to understand how existing processes can be streamlined and how a future digital submission system may function.

## **COURTHOUSE PRESERVATION**

### **Texas Historic Courthouse Preservation Program Construction Projects**

The restoration of the **Fannin County Courthouse** in Bonham has reached an exciting phase, and passersby will easily recognize the building's 1889 appearance with its limestone arches, columns, and pilasters, double hung,

wood windows with arched upper sash, sheet metal cornice with ornamental brackets and dentils, and the characteristically Second French Empire mansard roofs. The complex building systems are being carefully integrated into the building's attic, walls, and other interstitial spaces. Project completion is expected at the end of 2021 or the beginning of 2022.

Debris has been removed and a dozen unstable chimneys dismantled at the **Mason County Courthouse**, following its fire earlier this year. Their architect is working on a tight deadline to design and install the steel for the roof before the fall. The design team is seeking a nearby quarry that can provide the unique 'sunset' colored sandstone for masonry repair and replacement.

Full restorations of the **Callahan** and **Taylor county courthouses** will go to bid in the early summer.

### **Rededications**

Following heavy east Texas rains, the clouds opened-up to reveal blue skies and a relatively cool Saturday May morning for a well-attended, outdoor rededication on the main entry steps and porch of the **Marion County Courthouse**. Former County Judge Lex Jones, who was instrumental in the project, expressed his fulfillment at the completion of the full restoration after more than a decade-long partnership with the THC (including a planning project, an emergency project, and the final construction phase). Judge Leward LaFleur thanked the architects, contractors, and the THC for its financial and technical support. Following the outdoor ceremony, attendees toured the 1912 Classical Revival Courthouse and enjoyed a lovely reception.

Final touches are underway at both the **Falls** and **Lipscomb county courthouses** in preparation for their upcoming rededications. The 1939 Moderne-style **Falls County Courthouse** will rededicate in Marlin on *Wednesday, August 18*. Beautifully carved limestone cladding, steel metal windows, and original light fixtures adorn the exterior, and the two fully restored courtrooms exhibit a unique green woodgrain finish called cerusing, rosewood paneling, red, purple, and charcoal resilient flooring, and original aluminum and glass light fixtures. The Texas Panhandle community of Lipscomb will gather on *Saturday, September 11* to celebrate the completion of its fully restored 1916 Classical Revival courthouse. Buff brick, white Doric columns, traditional pediments and impressive sixteen-over-one, double-hung wood windows embellish the **Lipscomb County Courthouse**. Inside, decorative mosaic tile covers the corridor floors, while oak tongue and groove can be found in the offices and courtrooms.

Round 9 Construction Status Report

7/6/2021

County & Round	Reviewer	Grant Award & Balance	Pre-Construction					Construction							Post-Construction						Architect	Contractor	Status Notes		
			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 \$45,000.00	■	■	■	■	■	■	■	12/04/2016	■	■	■	■	7/26/2018	□	□	■	■	3/29/2019	4/29/2019		Ford, Powell & Carson, Inc.	SpawGlass	Completion Report approved on 03/24/2021. We are still missing Attachment A-Legal Description of the Easement. Upon receiving this document, we will execute the Easement and
Fannin 9 Full Restoration	James Malanaphy	\$5,600,000.00 \$2,268,959.00	■	■	■	■	□	■	□	01/01/2018	□	■	□	■	4/1/2018	■	□	□	□	10/1/2021	11/1/2021		ArchiTexas Dallas	Phoenix 1	The restoration is presently 60% complete as of June 1, 2021.
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 Completion Report
Lynn 9 Full Restoration	Eva Osborne	\$5,149,905.00 \$44,133.87	■	■	■	■	■	□	■	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 \$402,970.00	■	■	■	■	□	□	□	03/01/2017	□	□	□	□		■	□	□	□	3/15/2021			Limbacher & Godfrey		The new proposed dehumidification system was approved. Waiting for SAL permit application for mitigation scope-06/14/2021.

Count:

7

Total Funds Awarded:  
\$21,057,539.00

Funds Remaining:  
\$4,762,871.00

Round 10,10e Construction Status Report

7/6/2021

County & Round	Reviewer	Grant Award & Balance	Pre-Construction					Construction					Post-Construction					Architect	Contractor	Status Notes						
			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	Received certificate of substantial completion (dated December 15, 2020). Final inspection scheduled for June 22, 2021. Awaiting project completion report.
Falls 10 Full Restoration	Susan Tietz	\$5,832,430.00 \$583,243.00	■	■	■	■	■	■	■	■	06/01/2019	■	■	□	■	12/9/2019	■	□	□	□		4/1/2021		Komatsu Architecture	Stoddard Construction Management	Restoration of interior finishes ongoing. Substantial completion anticipated at the end of June. Rededication scheduled for Wednesday, August 18, time TBD.
Goliad 10e Emergency Construction	Tania Salgado	\$205,995.00 \$155,222.00	■	■	■	■	■	■	■	■	10/10/2018	■	□	■	■	1/9/2019	□	□	□	□	11/22/2019	11/22/2019		Wiss Janney Elstner Associates Inc	Phoenix 1	Approved SAL #1030 Permit-Chair Rail Completion Report on 03/18/2021. As of 06/14/2021 Sent modified draft of the SAL permit completion report as a draft for the Emergency Grant with comments, so the consultants can follow our outline. Requested final RR.
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 Plan	James Malanaphy	\$44,170.00 \$1,190.00	■	■	■	■	■	■	■	■	N/A	■	■	■	■	N/A	■	□	□	□				Sparks Engineering		Complete. Awaiting final reimbursement request and completion documents.
Limestone 10e Emergency Construction	James Malanaphy	\$438,854.00 \$431,579.00	■	■	■	■	■	■	■	■	07/15/2021	□	□	□	■	9/1/2021	□	□	□	□		8/1/2021		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 \$737,679.00	■	■	□	■	■	■	■	■	09/14/2018	■	■	■	■	1/9/2020	■	□	■	□	4/30/2021	5/30/2021	7/3/2021	Arthur Weinman Architects	Premier Metalwerks	Exterior metal cornice damage discovered, repairs in process. Replacement of two concrete grand entry staircases recently approved and in process. Interior finishes in process. Rededication date 3-4-2-2021.
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		The courthouse restoration is complete. The rededication ceremony was held May 22, 2021. Awaiting completion report and final reimbursement request.
Menard 10 Full Restoration	Eva Osborne	\$1,382,388.16 \$157,992.00	□	■	■	■	■	■	■	■	03/29/2019	■	■	□	■	8/1/2019	■	□	□	□	11/23/2020	11/23/2020	TBD	Stan Klein Architect, LLC	Stoddard Construction Management	Approved SAL #1030 Permit-Chair Rail Completion Report on 03/18/2021. As of 06/14/2021 Sent modified draft of the SAL permit completion report as a draft for the Emergency Grant with comments, so the consultants can follow our outline. Requested final RR.
Milam 10e Emergency Construction	Susan Tietz	\$60,012.00 \$0	■	■	□	□	□	■	■	■	04/01/2019	■	■	□	■	8/15/2019	□	□	□	□		12/1/2019		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**

7/6/2021

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	\$71073.00	■	■	■	■	■	■	■	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:** \$71,073.00

Round 10MP Planning Status Report

7/6/2021

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	James Malanaphy	\$50000.00	\$50000.00	■	■	■	■	■	□	Hutson Gallagher	Chris Hutson	Final review comments provided
Burnet	10MP	Susan Tietz	\$44900.00	\$17954.00	■	■	■	■	■	■	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	\$5100.00	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Complete - will recapture balance
Collin	10MP	James Malanaphy	\$44000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Duval	10MP	Tania Salgado	\$50000.00	\$20000.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Awaiting reimbursement request
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	Susan Tietz	\$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	Awaiting new county judge to move project forward
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	\$23018.50	■	■	■	■	■	■	Limbacher & Godfrey	Laurie Limbacher	Awaiting reimbursement request
Wise	10MP	James Malanaphy	\$50000.00	\$0.00	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete

Count: 25

Total Funds Awarded: \$1,143,980.00

Funds Remaining: \$443,472.50

Round 11 Construction Status Report

7/6/2021

County & Round	Reviewer	Grant Award & Balance	Pre-Construction					Construction							Post-Construction					Architect	Contractor	Status Notes			
			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		Rehab of several historic buildings in process to house employees during construction project. Bids due July 17, 2021. Employees will move out of courthouse October 2021.
Duval 11 Emergency Construction	Tania Salgado	\$921,094.00 \$921,094.00	■	■	■	■	■	■	□		□	□	□		□	□	□	□				ArchiTexas Austin		Receive 100% CD's on May 11th for review, possible minor change of scope due to TAS and heavy storm that damaged more windows.	
Lee 11 Emergency Construction	James Malanaphy	\$1,970,149.00 \$1,970,149.00	■	■	■	■	□	□	□	7/15/2021	□	□	□	□	9/1/2021	□	□	□	□			Hutson Gallagher		THC review of 50% CD complete. 95% CD in progress. Considering the revision to improve the accessible ramp in its present location, and relocation of chiller to above ground In	
Mason 11 Full Restoration	Eva Osborne	\$4,140,119.00 \$3,971,313.00	■	■	■	■	□	□	□	Feb-22	□	□	□	□		□	□	□				ArchiTexas Dallas		Debris removal complete. Steel design for roof reconstruction underway. Architect updating planning documents to reflect expanded scope of work following fire.	
Polk 11 Full Restoration	Susan Tietz	\$3,000,000.00 \$3,000,000.00	■	■	■	■	■	□	□		□	□	□	□		□	□	□				Komatsu Architecture		THC 95% CD comments returned. Awaiting submission of Phase 1 bid documents.	
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 nearly complete. Brick veneer failure in basement and some unforeseen structural anomalies in the District Courtroom have required some additional planning and changes in

Count:  
10  
Total Funds Awarded:  
\$23,378,984.00

Funds Remaining:  
\$23,216,558.00

**Round 11 Planning Status Report**

7/6/2021

County	Round	Reviewer	Grant Award	Remaining	Agreement	Easement	Contract	Schematic	Design	65%	95%	Architect	Contact
Kimble	11	Tania Salgado	\$378489.00	\$378489.00	■	■	■	□	□	□	□	Hutson Gallagher	Chris Hutson
Washington	11	Tania Salgado	\$713130.00	\$713130.00	■	■	■	■	□	□	□	Architexas	Susan Frocheur
Willacy	11	Tania Salgado	\$803359.00	\$803359.00	■	■	□	□	□	□	□	Limbacher & Godfrey	Laurie Limbacher
Wise	11	James Malanaphy	\$787753.00	\$652710.00	■	■	■	■	■	□	□	Komatsu Architecture	Karl Komatsu

**Count:** 21

**Total Funds Awarded:** \$2,682,731.00

**Funds Remaining:** \$2,547,688.00

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## Continental Gin Company Warehouse 1888 Dallas • Dallas County • Texas

### History

The Continental Gin Company, originally formed as the Munger Improved Cotton Machine Manufacturing Company, was once one of the largest manufacturers of cotton gins in the United States. At its height, the company even exported equipment to other continents. Though Continental had manufacturing facilities in other states, the Dallas complex served as one of the company's main offices. The warehouse building is the oldest extant structure in the complex and, as a heavy timber-framed masonry building, represents a type of industrial architecture that is not overly common in Texas. It is, however, the last building in the complex to be redeveloped as a modern facility.

### Rehabilitation Project

The Continental Gin Warehouse has served as artist studios or other lease spaces for some time, with minimal improvements to the building. This rehabilitation converted much of the building into communal office spaces with upgraded amenities. The building required structural interventions to correct deterioration due to long-term water leaks, which included sistering new laminate beams to historic beams, to retain the character of the timber-framing. Notably, the non-historic paint was removed from the exterior brick, returning the building to its original appearance. Deteriorated windows were replaced with custom wood windows. A future phase of work will complete two interior tenant spaces.

**DESIGNATION:** Listed in the National Register of Historic Places as part of the Continental Gin Company Complex

**HISTORIC USE:** Manufacturing and warehouse

**CURRENT USE:** Offices and tenant spaces

**CERTIFIED:** June 10, 2021

**CONTACT:** 3309 Elm LLC; TKTR Architects, PLLC; Hill and Wilkenson; idGroup

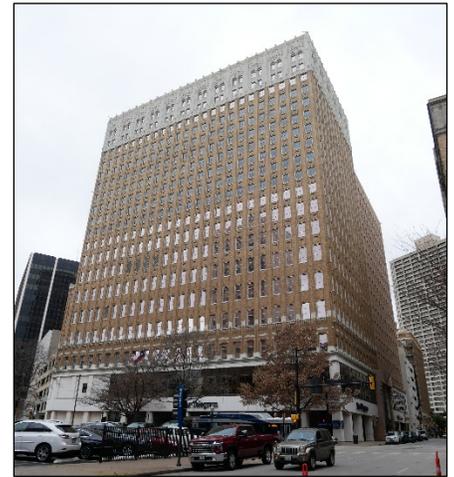
Also seeking federal tax credits.

### For more info

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

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# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## **Fair Building** 1930 Fort Worth • Tarrant County • Texas

### **History**

The Fair Building is known locally as the Star-Telegram Building, since the newspaper leases several floors in the building. It was constructed in 1930 as the flagship location for the Fair Department Store, with leasable office space above. Architect Wyatt Hedrick designed the building for banker and real estate developer Jesse Jones, who was most noted for his prolific work in developing downtown Houston in the first half of the twentieth century. The Fair Department Store maintained their downtown store into the early 1960s, at which point they were bought out and closed, as shopping moved to the suburbs. The building has since served as tenant office space.

### **Rehabilitation Project**

This rehabilitation was a partial project, involving finish-out of select floors of the building to support a new tenant. The interior of the building has been renovated many times and has little historic fabric remaining, outside of the elevator lobbies, which have been retained. The new tenant required upgrades to meet life-safety codes, which had not previously been undertaken because the building has been continuously occupied. A new stair was inserted into the tower, providing a second means of emergency egress, replacing an exterior metal fire escape. Non-historic window film was also removed from windows on the rehabilitated tenant floors.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Offices

CURRENT USE: Offices

CERTIFIED: March 30, 2021

CONTACT: RYLB FW Properties LP; Merriman Anderson Architects; Hill & Wilkinson General Contractors

Also certified for federal tax credits.

### **For more info**

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## Heiman Building c.1905 San Antonio • Bexar County • Texas

### History

This building in the heart of the Southern Pacific Depot Historic District, in a prominent location on Heiman Street, immediately across from the railroad depot that anchors the district. This building's Mission Revival style directly references the depot itself. The Heiman Building's design has been attributed to notable local architect Atlee B. Ayres, who completed many residences as well as commercial and institutional buildings, including the Smith-Young Tower and the San Antonio Municipal Auditorium. Given this building's prime location, it was historically used as a hotel for rail travelers. It remained in use as a hotel through Hemisfair in 1968, before being abandoned. It suffered a fire in 1982, after which it was rehabilitated by the San Antonio Development agency as part of improvements to St. Paul Square.

### Rehabilitation Project

The building is currently an office tenant space managed by a for-profit company, and leased by the University of Houston. This limited project focused solely on the third floor. This space previously had been left in a rough shell condition, not in keeping with the historic character of this former hotel building. The developer completed a full finish-out on the third level, which included all new systems, new restrooms, and new finished floors and ceilings throughout. Care was taken in the office layout to ensure new partition walls did not intersect with window openings. The historic materials that remained—including plaster wall surfaces, sash windows and wood trim—were repaired and retained in place.

DESIGNATION: Listed in the National Register of Historic Places as part of the Southern Pacific Depot Historic District

HISTORIC USE: Commercial

CURRENT USE: Offices

CERTIFIED: April 15, 2021

CONTACT: East Commerce Realty, LLC; Post Oak Preservation Solutions; Douglas Architects

Certified for state tax credits only.

### For more info

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## Levine's Department Store 1936 Amarillo • Potter County • Texas

### History

Levine's Department Store opened on Polk Street in downtown Amarillo in 1936, and carried apparel and shoes for men, women, and children, as well as fabric and home goods. The store featured a "bargain basement" where shoppers could buy discounted merchandise, an open mezzanine, and a full second floor used for storage. Levine's was a regional department store chain founded in 1920 in Wichita County by brothers William and Morris Levine. The construction of this new store during the Great Depression underscores the prosperity of Jewish Texans such as the Levine brothers in the 1930s. By the late 1950s, the chain had expanded to 20 stores located in Texas, Arkansas, New Mexico and Louisiana; by 1970, the number of stores had risen to 150. The company was finally liquidated in 1977.

### Rehabilitation Project

Since the heyday of Levine's Department Store, the building had been reused and subdivided by a series of different businesses. As part of a full-building rehabilitation for commercial tenant use, this project sought to bring back the historic character of the interior. Industrial carpeting was taken up to expose the original black-and-white checked floor tile in the former drugstore; acoustical dropped ceilings were removed throughout to reveal Art Deco column capitals and transom windows that brighten the first floor space. The new layout was designed to highlight the bargain basement staircase in the middle of the building and keep the space feeling open. The mezzanine had been walled off, but was reopened as part of this project, and the second floor serves as an additional level of office space. The building received new storefronts, all new mechanical systems, a new elevator, and new punched windows on a formerly blank wall that let in additional light.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Department store

CURRENT USE: Commercial tenant space

TOTAL COST: \$1,140,892

QUALIFIED EXPENSES: \$1,066,105

CERTIFIED: April 30, 2021

CONTACT: 800 S. Polk, LLC;  
MacRostie Historic Advisors, LLC;  
Dekker/Peric/ Sabatini; Campo  
Architects; Parkhill Smith & Cooper;  
Page & Associates Contractors

Also certified for federal tax credits.

**For more info**  
[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## St. Mary's Cathedral Basilica 1848 Galveston • Galveston County • Texas

### History

The current St. Mary's Cathedral was built to replace the original, modest wood-framed structure that existed on site since the early 1840s. Its design was in the Gothic style and includes a large sanctuary where services take place. Using bricks shipped from Belgium, the heavy masonry structure was one of the few buildings to withstand the 1900 Galveston Hurricane, only suffering minor damage. It has continued services to the present day and was named a national historic landmark in 1973.

### Rehabilitation Project

In order to continue operating for services, St. Mary's sought to address several maintenance projects including masonry cleaning and stained-glass repair. They were able to utilize the Texas Historic Preservation Tax Credit to incentivize this work. In addition to the cleaning and repair of existing historic architecture, the scope of work also included accessibility features including a small elevator at the rear entrance and ADA restrooms. Drainage and installation of a sump pump on site will lower the risk of flooding so that the church may continue to serve the community for many years to come.

DESIGNATION: Individually listed in National Register of Historic Places

HISTORIC USE: Church

CURRENT USE: Church

CERTIFIED: May 7, 2021

CONTACT: Archdiocese of Galveston-Houston; David Watson, Architect & Associates

Certified for state credits only.

### For more info

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## Star Engraving Company Building 1930 Houston • Harris County • Texas

### History

This building sits in what was known as the Craft District on Parkway Avenue, a scenic greenway established in 1909 along Buffalo Bayou. It was designed in the Spanish Colonial style by local architect Rezin D. Steele, and functioned as the headquarters for the Star Engraving Company. The company sold their wares in 16 states throughout the region, and had developed a specialty market for engraved diplomas, class rings, pins, belt buckles and the like. The staff moved into this new building from their former space downtown, and their announcement advertised that their new space could house 100-150 factory workers and 45 sales staff.

### Rehabilitation Project

The Star Engraving Company Building had received tax credits for a previous rehabilitation done in 1995, which retrofitted a small theater playhouse into the building as part of a mixed-use commercial scheme, which also included the Houston Arts Alliance. This project removed most of the interior features from 1995, and stripped the building back to its original state as an open engraving workshop. Despite its ornate façade, the majority of the building was an unadorned workspace on the interior, with plain surfaces and factory windows. Therefore, the new tenant office spaces likewise have utilitarian finishes, a combination of painted and exposed concrete structure, and exposed mechanical systems including spiral ducts. This full-building rehabilitation also included systems upgrades, window restoration, and landscape improvements.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Commercial

CURRENT USE: Commercial tenant space

CERTIFIED: April 8, 2021

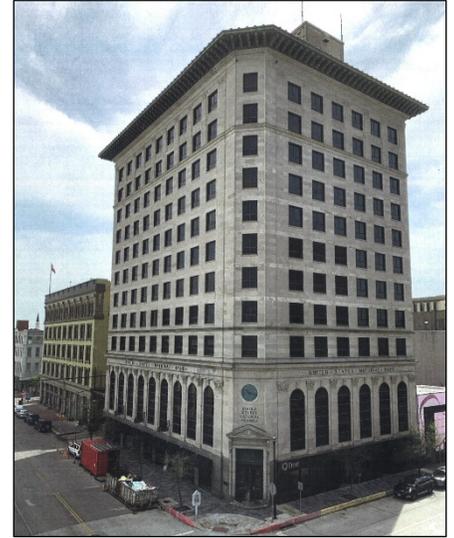
CONTACT: Radom Capital; MacRostie Historic Advisors; Perkins + Will; SWA; Perrin

Also certified for federal tax credits.

### For more info

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## United States National Bank 1924 Galveston • Galveston County • Texas

### History

The United States National Bank building represents the success of a Galveston bank originally formed in 1874. The building was constructed in the 1920s, designed by Alfred Bloom, who was also responsible for the Magnolia Building in Dallas. The building was the third skyscraper on the island. The bank was the last in the U.S. to be chartered with its name, after federal regulations disallowed the use of “United States” in bank names. USNB became part of Frost Bank in the 1980s. Frost Bank still operates as a bank in this building, utilizing the ornate teller lobby on the second floor and other office floors.

### Rehabilitation Project

While the bank occupied several floors of the building, most have been empty for some time. This rehabilitation converted unused portions of the building to luxury apartments. Several former commercial spaces on the ground floor are now studio apartments, with reconstructed storefronts. Empty upper office floors were also converted to apartments. The corridors were retained, including tile floors and marble wainscot, while the apartments feature new finishes, kitchens, and bathrooms. Creative solutions were found to dealing with life safety code issues in the corridors. Finally, existing elements on the roof were converted a fitness room and bar. A raised swimming pool was also added to the rooftop plaza, with views of the Gulf of Mexico.

DESIGNATION: Listed in the National Register of Historic Places as part of the Historic Resources of the Galveston Central Business District

HISTORIC USE: Bank and offices

CURRENT USE: Bank, offices, and apartments

CERTIFIED: June 10, 2021

CONTACT: David Watson, Architect;  
Ardent Construction

Also certified for federal tax credits.

### For more info

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## Wedgwood Apartments 1964

Dallas • Dallas County • Texas

### History

The Kessler community is situated just southwest of downtown Dallas, and is composed of ten separate residential neighborhoods dating from 1923 to 1979. These neighborhoods take their name from George Edward Kessler, an urban planner and landscape architect hired by the city in 1909. These historic neighborhoods are characterized by rolling hills, mature trees, and mostly single-family residences. The upscale Wedgwood apartment building in Kessler Park was designed by noted modern architect Walter Ahlschlager, who also designed significant buildings in Dallas, Chicago, and New York. This propeller-shaped apartment building also has a twin in San Antonio, which duplicated the design of the Dallas building exactly and was likewise named The Wedgwood. (The San Antonio Wedgwood was certified for state and federal tax credits for its 2020 rehabilitation). The Dallas Wedgwood was one of Ahlschlager's last buildings, and was completed just before his death; unfortunately, he was never able to see the second building finished.

### Rehabilitation Project

The Wedgwood has remained apartments for the last 55 years, with limited changes made to the units over time. This rehabilitation is the first phase of a planned "refresh" of the entire apartment building. As part of this project, apartment bathrooms, kitchens, and flooring were completely updated to provide more comfortable spaces for the occupants. Apartments and corridors were spruced up with fresh paint and lighting, and necessary repairs were made throughout the residential building and the attached parking garage. Practical, phased rehabilitations of historic buildings are made possible under the state tax credit program.

DESIGNATION: Individually listed in the National Register of Historic Places

HISTORIC USE: Apartments

CURRENT USE: Apartments

CERTIFIED: June 25, 2021

CONTACT: Westmount Kessler Park LP; Architexas

Certified for state tax credits only.

### For more info

[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

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# TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



## Weeks Hall, Texas Tech University 1957 Lubbock • Lubbock County • Texas

### History

Weeks Hall was constructed as a women's dormitory during the mid-twentieth century growth at Texas Tech. It was notably named for the first dean of the home economics program, Margaret Watson Weeks. Texas Tech was established in 1923 to provide higher education to West Texas, focusing on the potential student needs and economy in the region. The original portion of campus has a Beaux Arts siteplan and all buildings were designed with Spanish-influenced elements and a common material and color palette. Weeks Hall, designed by Wyatt Hedrick, is a simpler building, with distinctly mid-century features, but retains a cohesiveness even with the older campus buildings through the cast stone decorative features.

### Rehabilitation Project

Since the building is within a historic district, the university opted to receive credits only on work completed to the exterior of the building to allow them greater flexibility on the interior, where dorm rooms were removed in favor of open plan faculty offices. On the exterior, extensive work was dedicated to cleaning and restoring masonry, including replacing missing and damaged cast stone elements. Aluminum windows were replaced with new, matching windows, which are a hallmark of the mid-century construction. Each of the several entrances to the building received new access ramps, designed to blend in with the building while not being hidden.

DESIGNATION: Listed in the National Register of Historic Places as part of the Texas Technological College Historic District

HISTORIC USE: Dormitory

CURRENT USE: Faculty offices and costume shop

CERTIFIED: June 25, 2021

CONTACT: Texas Tech University;  
Dekker/Perich/Sabatini, architect; Lee  
Lewis Construction, Inc, contractor

Certified for state credits only.

**For more info**  
[www.thc.texas.gov/taxcreditprogram](http://www.thc.texas.gov/taxcreditprogram)

TEXAS  
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## TEXAS HISTORICAL COMMISSION

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### Item 10.2

Texas Historical Commission  
February Quarterly Meeting  
July 26 - 27, 2021

**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***

**Background:**

The Texas Historical Commission proposes amendments to Title 13 of the Texas Administrative Code, Part 2, Chapter 13, Sections 13.1 and 13.5, which define requirements for applications and review of applications for the state historic tax credit program.

Collectively, these proposed amendments serve to clarify certain program definitions that impact application and reviews, add a program definition to address repeated applicant questions, remove superfluous information and application requirements, and address programmatic changes in line with recent legislative changes.

Section 13.1 provides definitions for the program, which help shape application and review requirements. Superfluous information is removed from 13.1(10), which defines the Commission. 13.1(5), which defines eligible costs and expenses has historically copied language directly from the program statute in the Texas Tax Code. Legislation passed in the 2021 legislative session will alter this language when enacted on January 1, 2022. Rather than copy the future statute language at the time that it changes, and again when any future changes are made, this amendment provides a more general reference. 13.1(19) receives new language to tie the requirements for a phased development to the new definition for a project, which is now 13.1(21). This new definition provides guidance for the types of work items that make up a project that can be submitted as part of an application for review and approval. Amendments to 13.1(20) provide for additional forms of documentation related to a project's completion date and bring the administrative rules in line with program practice.

Section 13.5 lays out the requirements for the Part C application, which presents a completed architectural project for final certification by the Commission. 13.5(2) is deleted as an applicant's tax identification numbers are not required for the Commission's purposes and have not been collected. New section 13.5(4), which outlines required documentation of a placed in-service date, is amended to reflect the edits to 13.1(20).

The first publication will take place after approval by the Commission. There is a 30-day comment period following the publication, therefore changes approved by the Commission for this meeting will come back for final approval and second publication at the October 2021 meeting.

**Suggested Motion:**

Move to approve the 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*.

**Texas Administrative Code**  
**Title 13 Cultural Resources**  
**Part II Texas Historical Commission**  
**Chapter 13 Texas Historic Preservation Tax Credit Program**

**PREAMBLE**

The Texas Historical Commission (Commission) proposes amendments to 13 Texas Administrative Code, Rules 13.1 and 13.5, concerning the Texas Historic Preservation Tax Credit Program.

The proposed amendments collectively clarify certain program definitions and requirements, through edits, additions, and deletions.

Section 13.1 provides definitions for the program, which help shape application and review requirements. Superfluous information is removed from 13.1(10), which defines the Commission. 13.1(5), which defines eligible costs and expenses has historically copied language directly from the program statute in the Texas Tax Code. Legislation passed in the 2021 legislative session will alter this language when enacted on January 1, 2022. Rather than copy the future statute language at the time that it changes, and again when any future changes are made, this amendment provides a more general reference. 13.1(19) receives new language to tie the requirements for a phased development to the new definition for a project, which is now 13.1(21). This new definition provides guidance for the types of work items that make up a project that can be submitted as part of an application for review and approval. Amendments to 13.1(20) provide for additional forms of documentation related to a project's completion date and bring the administrative rules in line with program practice.

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FISCAL NOTE. Mark Wolfe, Executive Director, has determined that for each of the first five-years the proposed amendments are in effect, there will not be a fiscal impact on state or local government as a result of enforcing or administering the proposed rule because the amendments clarify existing policies and program requirements and update references to statutes.

PUBLIC BENEFIT/COST NOTE. Mr. Wolfe has also determined that for the first five-year period the amended rules are in effect, the public benefit will be a clearer understanding of all program requirements and policies.

ECONOMIC COSTS TO PERSONS AND IMPACT ON LOCAL EMPLOYMENT. Because the proposed amendments clarify existing procedures and policies and do not add new requirements, there are no anticipated economic costs to persons who are required to comply with the proposed rule. There is no effect on local economy for the first five years that the proposed new section is in effect; therefore, no local employment impact statement is required under Texas Government Code,

§ 2001.022 and 2001.024(a)(6).

**COSTS TO REGULATED PERSONS.** The proposed new section does not impose a cost on regulated persons, including another state agency, a special district, or a local government and, therefore, is not subject to Texas Government Code, § 2001.0045.

**ECONOMIC IMPACT STATEMENT AND REGULATORY FLEXIBILITY ANALYSIS FOR SMALL BUSINESSES, MICROBUSINESSES, AND RURAL COMMUNITIES.** Mr. Wolfe has also determined that there will be no impact on rural communities, small businesses, or micro-businesses as a result of implementing these amendments and therefore no regulatory flexibility analysis, as specified in Texas Government Code § 2006.002, is required.

**GOVERNMENT GROWTH IMPACT STATEMENT.** In accordance with Texas Government Code, § 2006.0221, the Commission makes the following determinations. During the first five years that the amendments would be in effect, the proposed amendments: will not create or eliminate a government program; will not result in the addition or reduction of employees; will not require an increase or decrease in future legislative appropriations; will not lead to an increase or decrease in fees paid to a state agency; will not create a new regulation; will not repeal an existing regulation; and will not result in an increase or decrease in the number of individuals subject to the rule. During the first five years that the amendments would be in effect, the proposed amendments will not positively or adversely affect the Texas economy.

**TAKINGS IMPACT ASSESSMENT.** The Commission has determined that no private real property interests are affected by this proposal and the proposal does not restrict or limit an owner's right to his or her property that would otherwise exist in the absence of government action and, therefore, does not constitute a taking under Texas Government Code, § 2007.043.

**REQUEST FOR PUBLIC COMMENT.** Comments on the proposed amendments may be submitted to Mark Wolfe, Executive Director, Texas Historical Commission, P.O. Box 12276, Austin, Texas 78711. Comments will be accepted for 30 days after publication in the *Texas Register*.

**STATUTORY AUTHORITY.** These amendments are proposed under the authority of Texas Government Code § 442.005(q), which provides the Commission with the authority to promulgate rules to reasonably affect the purposes of the Commission and the Texas Tax Code § 171.909, which requires the Commission to adopt rules for the implementation of the rehabilitation tax credit program.

**CROSS REFERENCE TO STATUTE.** These amendments are proposed under the authority of Texas Tax Code §171.009, which requires the Commission to adopt rules for the implementation of the Tax Credit for Certified Rehabilitation of Certified Historic Structures. The proposed amendment implements Subchapter S of the Texas Tax Code. No other statutes, articles, or codes are affected by these amendments.

The Commission hereby certifies that the amendments as proposed have been reviewed by legal counsel and found to be a valid exercise of the agency's authority.

**Title 13        Cultural Resources**  
**Part II        Texas Historical Commission**  
**Chapter 13    Texas Historic Preservation Tax Credit Program**

**Rule §13.1 Definitions**

The following words and terms when used in these rules shall have the following meanings unless the context clearly indicates otherwise:

(1)Applicant--The entity that has submitted an application for a building or structure it owns or for which it has a contract to purchase.

(2)Application--A fully completed Texas Historic Preservation Tax Credit Application form submitted to the Commission, which includes three parts:

(A)Part A - Evaluation of Significance, to be used by the Commission to make a determination whether the building is a certified historic structure;

(B)Part B - Description of Rehabilitation, to be used by the Commission to review proposed projects for compliance with the Standards for Rehabilitation; and

(C)Part C - Request for Certification of Completed Work, to be used by the Commission to review completed projects for compliance with the work approved under Part B.

(3)Application fee--The fee charged by the Commission and paid by the applicant for the review of Part B and Part C of the application as follows:

Figure: 13 TAC §13.1(3) (No change.)

(4)Audited cost report--Such documentation as defined by the Comptroller in 34 TAC Chapter 3, Tax Administration.

(5)Building--Any edifice enclosing a space within its walls, and usually covered by a roof, the purpose of which is principally to shelter any form of human activity, such as shelter or housing, or to provide working, office, parking, display, or sales space. The term includes among other examples, banks, office buildings, factories, warehouses, barns, railway or bus stations, and stores and may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn. Functional constructions made usually for purposes other than creating human shelter or activity such as bridges, windmills, and towers are not considered buildings under this definition and are not eligible to be certified historic structures.

(6)Certificate of Eligibility--A document issued by the Commission to the owner, following review and approval of a Part C application, that confirms the property to which the eligible costs and expenses relate is a certified historic structure and the rehabilitations qualifies as a certified rehabilitation; and specifies the date the certified historic structure was first placed in service after the rehabilitation.

(7)Certified historic structure--A building or buildings located on a property in Texas that is certified by the Commission as:

(A)listed individually in the National Register of Historic Places;

(B)designated as a Recorded Texas Historic Landmark under §442.006, Texas Government Code, or as a State Antiquities Landmark under Chapter 191, Texas Natural Resources Code; §21.6 and §26.3(63) - (64) of this title; or

(C)certified by the Commission as contributing to the historic significance of:

(i)a historic district listed in the National Register of Historic Places; or

(ii)a certified local district as per 36 CFR §67.9.

(8)Certified local district--A local historic district certified by the United States Department of the Interior in accordance with 36 C.F.R. §67.9.

(9)Certified rehabilitation--The rehabilitation of a certified historic structure that the Commission has certified as meeting the Standards for Rehabilitation. If the project is submitted for the federal rehabilitation tax credit it must be reviewed by the National Park Service prior to a determination that it meets the requirements for a certified rehabilitation under this rule. In the absence of a determination for the federal rehabilitation tax credit, the Commission shall have the sole responsibility for certifying the project.

(10)Commission--The Texas Historical Commission. ~~For the purpose of notification or filing of any applications or correspondence, delivery shall be made via postal mail to: Texas Historic Preservation Tax Credit Program, Texas Historical Commission, P.O. Box 12276, Austin, Texas 78711-2276; or by overnight delivery at: Texas Historic Preservation Tax Credit Program, Texas Historical Commission, 1700 North Congress Avenue, Suite B-65, Austin, Texas 78701.~~

(11)Comptroller--The Texas Comptroller of Public Accounts.

(12)Contributing--A building in a historic district considered to be historically, culturally, or architecturally significant according to the criteria established by state or federal government, including those formally promulgated by the National Park Service and the United States Department of the Interior at 36 C.F.R. Part 60 and applicable national Register bulletins.

(13)Credit--The tax credit for the certified rehabilitation of certified historic structures available pursuant to Chapter 171, Subchapter S of the Texas Tax Code.

(14)District--A geographically definable area, urban, or rural, possessing a significant concentration, linkage, or continuity of sites, building, structures, or objects united by past events geographically but linked by association or history.

(15)Eligible costs and expenses--The qualified rehabilitation expenditures as defined by §47(c)(2), Internal Revenue Code, including rehabilitation expenses as set out in 26 C.F.R. §1.48-12(c), incurred during the project, ~~except as otherwise specified in Chapter 171, Subchapter S of the Texas Tax Code. The depreciation and tax-exempt use provisions of §47(c)(2) do not apply to the costs and expenses incurred by an entity exempt from the tax imposed by §171.063 of the Tax Code or by authorized investment of public funds, governed by Chapter 2256 by an institution of higher~~

~~education or university system as defined by §61.003, Education Code if the other provisions of §47(c)(2) are met.~~

(16)Federal rehabilitation tax credit--A federal tax credit for 20 % of qualified rehabilitation expenditures with respect to a certified historic structure, as defined in §47, Internal Revenue Code; 26 C.F.R. §1.48-12; and 36 C.F.R. Part 67.

(17)National Park Service--The agency of the U.S. Department of the Interior that is responsible for certifying projects to receive the federal rehabilitation tax credit.

(18)Owner--A person, partnership, company, corporation, whether for profit or not, governmental body, an institution of higher education or university system or any other entity holding a legal or equitable interest in a Property or Structure, which can include a full or partial ownership interest. A long-term lessee of a property may be considered an owner if their current lease term is at a minimum 27.5 years for residential rental property or 39 years for nonresidential real property, as referenced by §47(c)(2), Internal Revenue Code.

(19)Phased development--A rehabilitation project which may reasonably be expected to be completed in two or more distinct states of development, as defined by United States Treasury Regulation 26 C.F.R. §1.48-12(b)(2)(v). Each phase of a phased development can independently support an Application for a credit as though it was a stand-alone rehabilitation, **as long as each phase meets the definition of a Project**. If any completed phase of the rehabilitation project does not meet the requirements of a certified rehabilitation, future applications by the same owner for the same certified historic structure will not be considered.

(20)Placed in Service--A status obtained upon completion of the rehabilitation project ~~when the building is ready to be reoccupied and any permits and licenses needed to occupy the building have been issued~~ as described in the Part B application, and any subsequent amendments, and **documented in the Part C application**. Evidence of the date a property is placed in service includes a certificate of occupancy issued by the local building official and/or an architect's certificate of substantial completion. ~~Other documents will suffice when certificates of occupancy and/or substantial completion are not available for a specific project, including final contractor invoices or other verifiable statements of completion. Alternate documents should be approved by the Commission before submission.~~ Placed in Service documentation must indicate the date that work was completed.

(21)Project--A specified scope of work, as described in a rehabilitation plan submitted with a Part B application and subsequent amendments, comprised of work items that will be fully completed and Placed in Service. Examples of a project may include, but are not limited to, a whole building rehabilitation, rehabilitation of individual floors or spaces within a building, repair of building features, or replacement of building systems (such as mechanical, electrical, and plumbing systems). Partial or incomplete scopes of work, such as project planning and design, demolition, or partial completion of spaces, features, or building systems are not included in this definition as projects. Per §13.6(d)(5) of this title, the Commission's review encompasses the entire building and site even if other work items are not included in a submitted project.

~~(21)~~(22)Property--A parcel of real property containing one or more buildings or structures that is the subject of an application for a credit.

~~(22)~~(23) Rehabilitation--The process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while retaining those portions and features of the building and its site and environment which are significant.

~~(23)~~(24) Rehabilitation plan--Descriptions, drawings, construction plans, and specifications for the proposed rehabilitation of a certified historic structure in sufficient detail to enable the Commission to evaluate compliance with the Standards for Rehabilitation.

~~(24)~~(25) Standards for Rehabilitation--The United States Secretary of the Interior's Standards for Rehabilitation as defined in §67.7.

~~(25)~~(26) Structure--A building; see also certified historic structure.

~~(26)~~(27) Tax Credit--A credit earned against either the state franchise tax or the insurance premium tax per §171 of the Texas Tax Code and any limitations provided therein.

### Rule §13.5 Request for Certification of Completed Work

a) Application Part C - Request for Certification of Completed Work. Part C of the application requires information to allow the Commission to certify the completed work follows the Standards for Rehabilitation and the rehabilitation plan as approved by the Commission in the Part B review. Part C may be submitted when the project is placed in service.

(b) Application requirements. Information to be submitted in the Part C includes:

(1) Name, mailing address, telephone number, and email address of the property owner(s);

~~(2)~~ Tax identification number(s);

~~(3)~~(2) Name and address of the property;

~~(4)~~(3) Photographs of the completed work showing similar views of the photographs provided in Parts A and B. Photographs must be formatted as directed by the Commission in published program guidance materials on the Commission's online Texas Historic Preservation Tax Credit Application Guide available by accessing [thc.texas.gov](http://thc.texas.gov);

~~(5)~~(4) Evidence of the placed in service date, such as a certificate of occupancy issued by the local building official, ~~or a~~ certificate of substantial completion, **final invoice issued by a contractor, or alternative documentation approved by the Commission**; and

~~(6)~~(5) Other information required on the application by the Commission.

## TEXAS HISTORICAL COMMISSION

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Item 10.3  
Texas Historical Commission  
July Quarterly Meeting  
July 26-27, 2021

### **Discussion and possible action to partially release the deed covenant for the Naval Weapons Industrial Reserve Plant, 9314 W. Jefferson Boulevard, Dallas, Dallas County**

#### **Background**

Just prior to World War II, the Defense Plant Corporation was charged by the federal government with financing and building industrial manufacturing plants. In 1940, the corporation developed Plancor #25 adjacent to Hensley Field, an Army Airfield established in 1928. In 1943, the airfield became Naval Air Station Dallas, while the plant was later renamed the Naval Weapons Industrial Reserve Plant (NWIRP). Built as an aircraft manufacturing facility, it eventually encompassed 343 buildings on 314 acres, producing fighter and trainer aircraft, followed by bomber aircraft when the plant expanded in 1943. The Navy assumed control of the plant in 1947, leasing the property to private companies (TEMCO, Triumph Aerospace Structures, LTV, Vought) producing defense-related, commercial, and aerospace equipment through the Cold War years.

When the federal government moved to divest the property as surplus, the Navy hired Hardy Heck Moore (HHM) in 1998 to inventory and evaluate the property, including 159 government-owned buildings. This survey and subsequent Integrated Cultural Resource Plan (ICRMP) evaluations concluded that 7 of the 159 buildings were eligible for listing on the National Register of Historic Places, including Buildings 1 and 6 (manufacturing), Building 7 (offices), Building 49 (engineering), Building 94 (structures laboratory), and Buildings 16 and 97 (hangers). These structures were deemed significant due to their association as Historic Military Properties of World War II and the Industrial Mobilization Era (1941-1947), the Cold War Era (1948-1989), and the Post-Cold War Era (1990 to present).

In 2012, the U.S. General Services Administration transferred the property to American Brownfield MCIC, LLC with a historic preservation covenant (Section VIII) protecting Buildings 1, 6, 7, 16, 49, 94, and 97 based on a 2010 Memorandum of Agreement (MOA) with the U.S. Navy and the Texas Historical Commission (Attachment 3 of the Deed without Warranty). In 2016, NorthPoint Development purchased an ownership stake making them the general manager of the property, now known as Dallas Global Industrial Center. In 2019, most of the existing buildings on the site were demolished and replaced by two large warehouse structures. The two historic hangars, Buildings 16 and 97, are being leased by Home Depot.

NorthPoint Development has requested release from the deed covenant placed on the remaining five abandoned historic buildings, that is, Buildings 1, 6, 7, 49, and 94. The manufacturing buildings (1, 6) constitute the largest historic buildings on the site and are most visible to the public from Jefferson Boulevard (US180). The three other buildings (94, 49, 7) were designed as ancillary labs

and offices for Building 6, directly facing Jefferson Boulevard. The two historic hangars (16, 97) would remain protected by the preservation covenant.

The developer's stated intention is to demolish the structures along Jefferson Boulevard to redevelop the land. On August 26, 2020, the City of Dallas announced approval of a contract to plan a mixed-use waterfront development along Mountain Creek Lake on the site of the former Naval Air Station Dallas adjacent to NWIRP, at Hensley Field.

If the Commission acts to partially release the covenant, concurrence of the Advisory Council on Historic Preservation (ACHP) will need to be attained.

### **Suggested Motions**

Move to **approve** NorthPoint 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.

OR

Move to **conditionally approve** NorthPoint 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 for loss of these historic resources to the community.

OR

Move to **deny** NorthPoint Development's request to release the historic preservation covenants, conditions, agreements, and reservations protecting Buildings 1, 6, 7, 49, and 94 on the Naval Weapons Industrial Reserve Plant located in Dallas, Texas.



March 12, 2021

Alex Toprac  
Program Reviewer for Federal and State Project Review  
Texas Historic Commission  
512.463.6183  
alex.toprac@thc.texas.gov  
PO Box 12276  
Austin, TX 78711-2276

RE: Proposed Future Plans  
**Dallas NWIRP Historic Buildings**

CC: Mark Wolfe- State Historic Preservation Officer  
Lydia Woods-Boone  
Chad Meyer- NorthPoint President  
Larry Lapinski- NorthPoint Chief Development Officer

Mr. Toprac,

Thank you for the quick response and for agreeing to present our request to remove a portion of the covenant over Buildings 1, 6, 7, 49, and 94 before The Texas Historic Commission. As mentioned in our previous correspondence the existing buildings have become a matter of public safety and we believe the community would be better served through redevelopment of the property. In the following we outline a number of key categories supporting our request, which we hope you find useful in preparing your presentation before the Commission. Please let us know if you have any questions or we can be of any further assistance.

#### Reinvestment In The Property

Manufacturing operations at the facility ceased in 2013. In 2015 the facility was acquired by the previous Owners who began marketing the property as Dallas Global Industrial Center (DGIC). From 2015 to 2017 they had little to no success leasing the property nor did they make any significant investments. In 2017 the Ownership group reached out to NorthPoint about redeveloping the property. We immediately recognized the opportunity with the property but knew that in order to unlock the potential significant improvements must be made. Over the course of the next 16 months, we began making significant improvements to the park including but not limited to the following:

- +\$4,000,000 of environmental remediation
- +\$7,300,000 of demolition and removal of obsolete buildings
- +\$10,000,000 of new utilities including storm, sanitary, water, electric, and gas
- +\$3,500,000 of new internal roadways and site lighting
- +8,000,000 re-establishing rail service to the property
- +2,300,000 of road improvements to Jefferson Blvd.
- Please see the Exhibits for a graphical representation of these improvements

Through our commitment to these improvements, we were able to secure not one but two major Home Depot distribution facilities totaling 2,300,000 SF. These projects represented a total investment of over \$200,000,000 bringing more than 1,500 jobs to the community.

### Efforts to Lease the Existing Buildings

While our re-investment in the property was a major win as it relates to the Home Depot projects, this unfortunately has not been the case with the buildings covered under the covenant. As mentioned previously the previous Owners began marketing the property as DGIC in 2015, and had little to no success leasing the property, predominantly winning lot leases and/or month to month leases in some of the smaller out-buildings, but nothing in the structures now requesting to be removed from the covenant. In 2017 the Ownership group brought NorthPoint on as a joint venture partner and we not only began making significant investments in the park but also completely reworked the marketing and leasing strategy for the buildings covered under the covenant. Please see the attached exhibit to help illustrate just some of the materials prepared for such. Over the past four years we have actually had a lot of interest in the park with more than a dozen tours of various tenants interested in either Building 1 or Building 6, however we have had no success landing a tenant. By no success one could almost say “we can’t give the space away.” We have offered rents 2 to 3 times below market and tenants simply are unwilling to move forward. The feedback we have gotten is the column spacing does not work, the clear height does not work, the MEP systems are too antiquated or do not meet the standards of their asset protection groups, or the overall building layout is just too inefficient.

In addition to what we’ve outlined above we thought it may also be beneficial to provide some perspective from other professionals in the industry. Attached in the Exhibits you will find two letters, one from Nathan Lawrence of CBRE and a second from Nathan Orbin of Cushman Wakefield, two of the top industrial warehouse brokers in the Dallas metro area, explaining their opinion on why we have not had success with these buildings and the underlying potential to redevelop the property by removing the covenants over these buildings.

### Community Benefit

Buildings 1, 6, 7, 49, and 94 total approximately 1,825,800 SF. Today these buildings generate roughly \$164,322 (approx. \$0.09/SF) in annual tax revenue for the state and local community. The Home Depot facility that was redeveloped on other portions of the property now generates over \$3,696,350 (approx. \$1.60/SF) in annual tax revenue. We believe if the buildings in question could be redeveloped into similar modern Class A warehouses totaling approximately 1,229,282 SF, generating the same annual tax revenue of \$1.60/SF this would bring over \$1,966,850 of tax revenue to the state and local community versus the \$164,000 they’re currently receiving.

Beyond the tax advantages outlined above this is a blighted area and has even been designated as an Opportunity Zone by the USED. On average warehouse distribution facilities such as the ones proposed employ approximately 1 person per 1,500 SF, thus if we were able to redevelop the property into approximately 1,229,282 SF of new product we believe we could bring over 800 new jobs to the market. This is a significant benefit to the existing facilities which are currently bringing no jobs to a community which desperately needs them.

### Safety

Although these buildings are not producing leases, taxes, or jobs, they are presenting a public safety concern. As outlined in our January 21, 2021 correspondence the facility has become a concern primarily due to the perception that there is significant scrap value left in the buildings which has led to vandals entering the facility and removing components integral to the structural integrity of the buildings. There have been multiple accounts of vandalism and theft that required local law enforcement intervention. Five arrests have been made at the property, and on two separate occasions incidents involving gunshots occurred. By redeveloping these buildings into

functional modern day distribution centers we believe we could eliminate this public safety concern.

Exhibits

1. Site Map Of Buildings Proposed To Be Replaced
2. Site Map Of Proposed Redevelopment
3. New Utility Infrastructure Installed
4. New Roadways Installed
5. New Rail Service Installed
6. Cushman And Wakefield Marketing/Leasing Materials
7. CBRE Marketing/Leasing Materials
8. Letter From CBRE

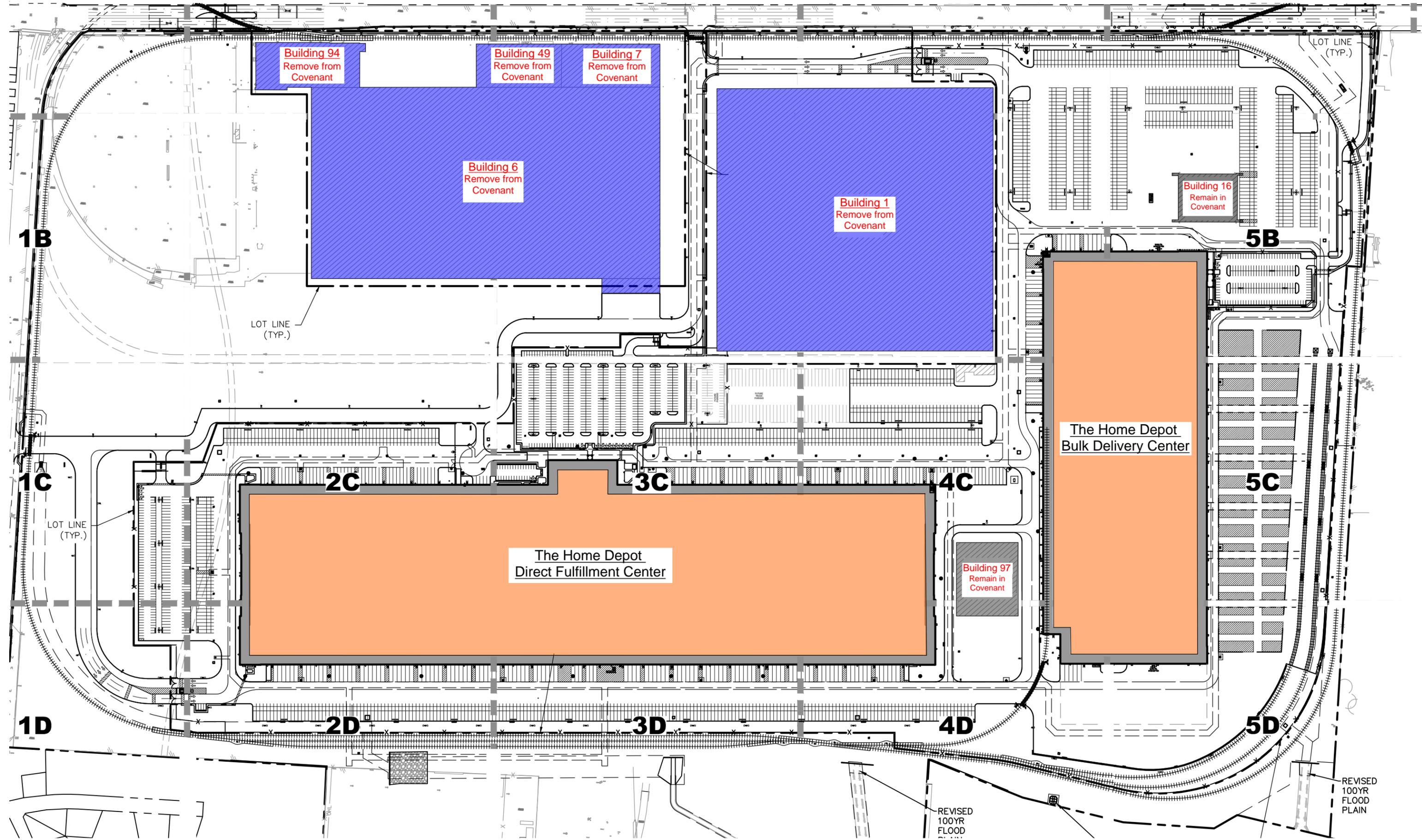
In closing we appreciate your efforts, and the Commission's consideration on this matter. We understand and respect that this is not a decision that comes lightly, however it is our opinion that while these buildings were built during a significant period in American history the historical significance of these specific buildings has been diminished over the years. While it would be great if someone could reuse them, the reality is in today's market they are functionally obsolete. Because of this the buildings are not a representation of their proud American history but rather are underutilized opportunities for economic development that have grown into concerns for public safety. We thank you for the opportunity to correct this.

Sincerely,



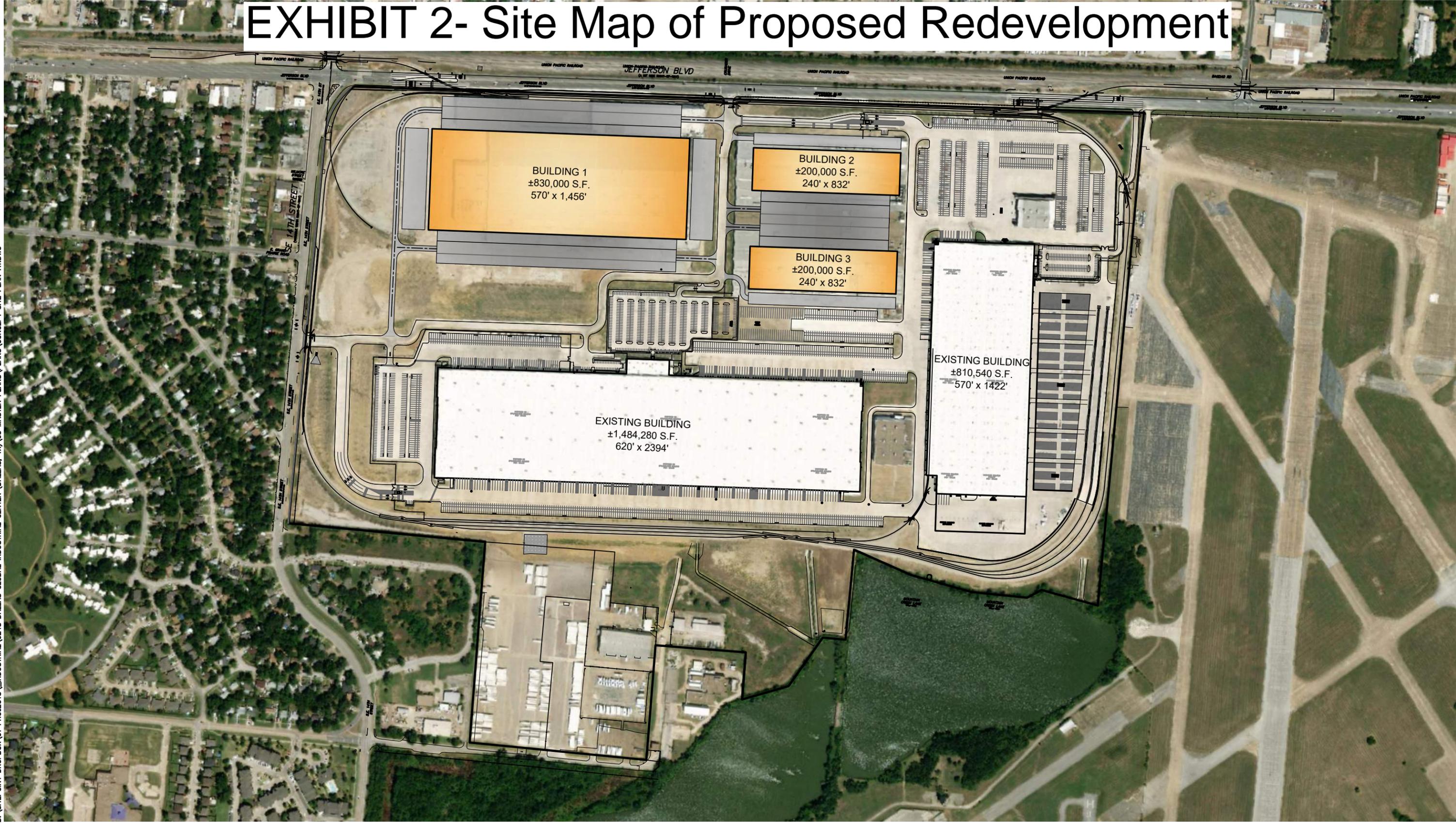
Nick Crawford  
Project Manager  
NorthPoint Development on behalf of DGIC Project 1, LLC.

# EXHIBIT 1- Site Map Of Buildings To Be Replaced



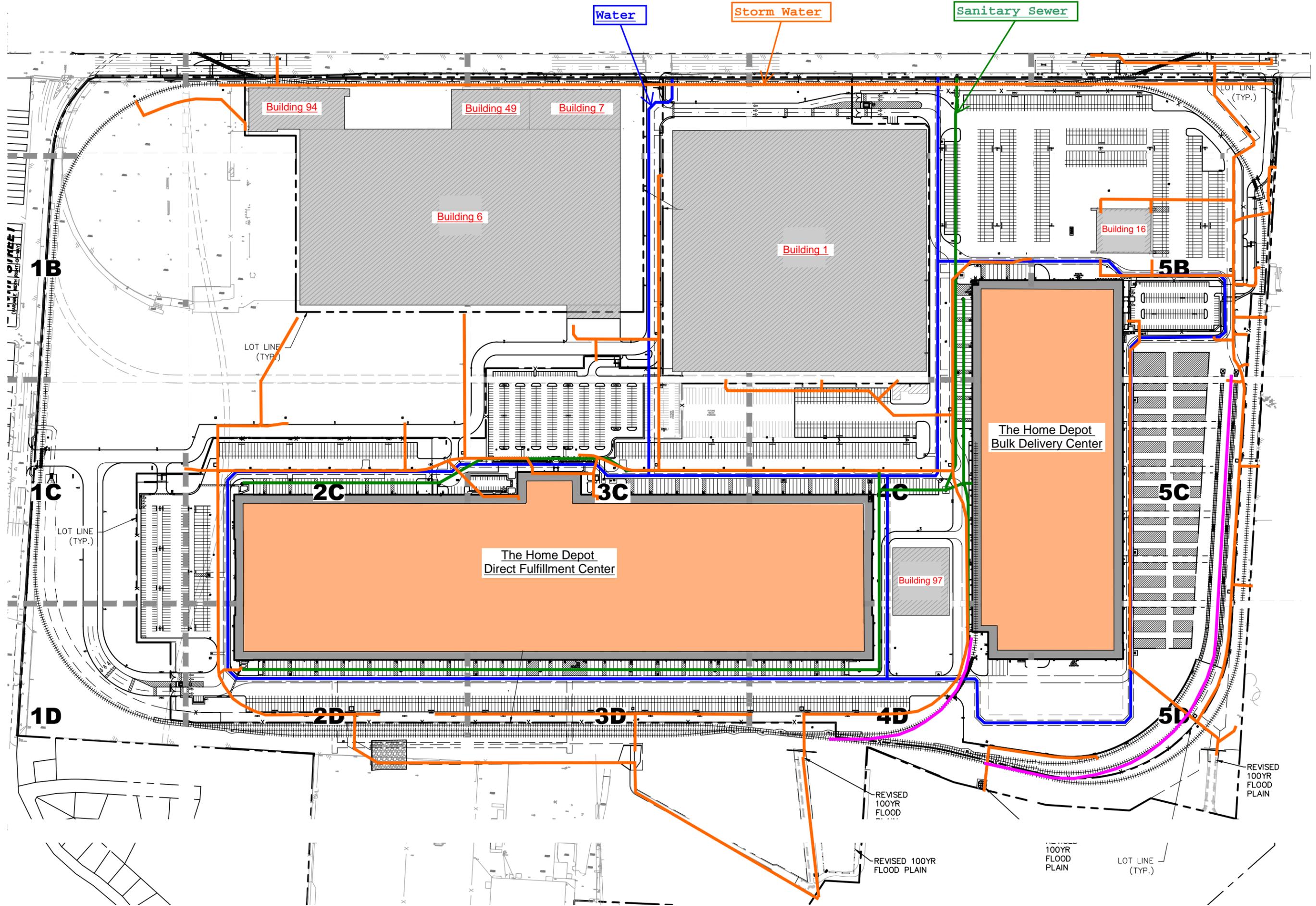


# EXHIBIT 2- Site Map of Proposed Redevelopment

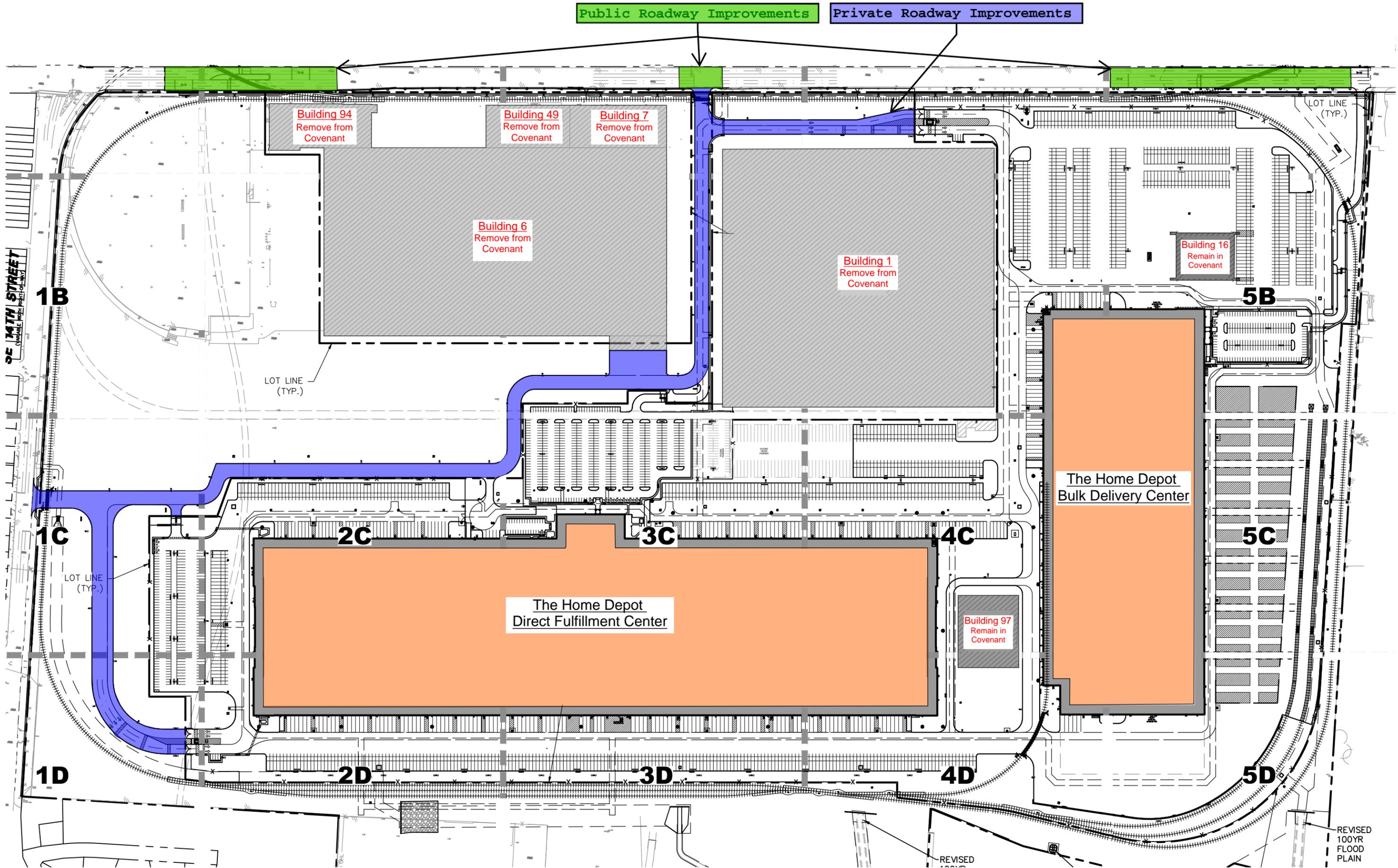


D:\SITEPOINT DROPBOX\01 PROJECTS\INDUSTRIAL\0248 DALLAS GLOBAL INDUSTRIAL CENTER (DALLAS, TX)\05 MASTER PLANS\PLANS\CONCEPT SITE PLAN A1.DWG

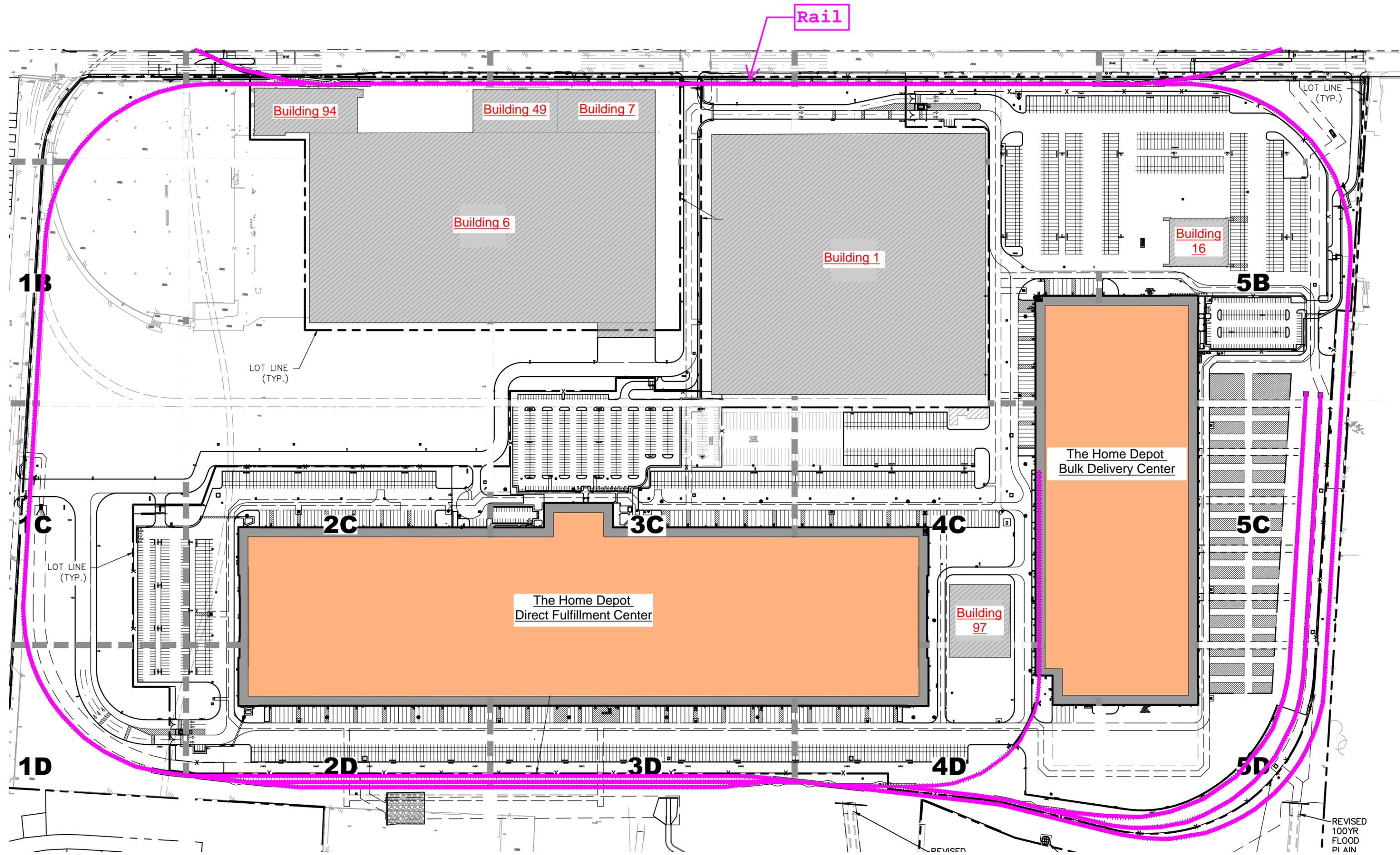
# EXHIBIT 3- New Utility Infrastructure Installed



# EXHIBIT 4- New Roadways Installed



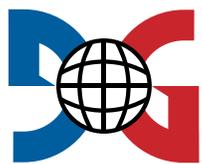
# EXHIBIT 5- New Rail Service Installed



# EXHIBIT 6- C&W Marketing Materials

9314 JEFFERSON BLVD DALLAS, TEXAS 75211

DALLASGLOBAL.COM



**Dallas Global**  
INDUSTRIAL CENTER

Dallas Global Industrial Center is the most unique available industrial site in North America today at the intersection of industrial infrastructure and industrial growth. Rarely does one find 300+ acres available in the heart of a top five industrial market. DGIC has prime interstate access to I-30 and I-20, Class-1 railroad service (Union Pacific), close proximity to UP and BNSF intermodal facilities, and 4.7 million square feet of ready-to-go, high-clear ceiling space to boot. It is the jewel of available industrial sites at the epicenter of where America is rebuilding its supply chain.



**CUSHMAN &  
WAKEFIELD®**



## Dallas Global INDUSTRIAL CENTER

*Dallas Global Industrial Center is located west of downtown Dallas, just south of Interstate 30, and west of Loop 12 on Jefferson Boulevard in Dallas, Texas. This centralized and highly-amenitized industrial facility contains over 4.7 million square feet of space spanning more than 315 acres, all within a highly-secured campus setting. Formerly the home of a major aircraft manufacturer, Dallas Global contains manufacturing, warehouse, maintenance, laboratory and office space, and once accommodated over 29,000 employees on site. Additionally, the campus includes large tracts of paved and undeveloped land which could be utilized for outside storage and/or future expansion and development opportunities.*

*The multi-building campus is highly secured by a perimeter fence, monitored from three guard-gated access points, as well as a 24/7 manned security center with 26 cameras.*





# Dallas Global INDUSTRIAL CENTER

## PROPERTY DESCRIPTION

Land: 315 Acres\*

### Primary Buildings:

Building 1 939,968 SF

Building 6 1,412,374 SF

Misc. Bldgs 2,425,632 SF

**TOTAL 4,777,974 SF\*\***

\*substantially paved - heavy industrial concrete  
\*\*under roof

## FACILITY SQUARE FEET BY TYPE

Manufacturing 2,852,212

Office 672,411

Maintenance 233,494

Data Center 16,200

Warehouse 396,671

Lab 159,430

Hangar/Shelter 447,556

**TOTAL 4,777,974 SF**

## ADDITIONAL AMENITIES

- Heating, Air-Conditioning, and Humidity Control in Many Manufacturing Areas
- Fully Sprinklered
- Rail Served by Union Pacific
- Equidistant Between the UP and BNSF Intermodal Terminals
- 2.5 to 50-Ton Cranes
- Dual Feed Power
- Electrical Capacity for Heavy Manufacturing
- Data Center
- Clear Spans from 45'-200'
- Industrial/Research District Zoning (per tax rolls)

## ACCESSIBILITY

### To Airports:

Grand Prairie Airport 5 Miles

DFW International Airport 7 Miles

Dallas Executive Airport 7.5 Miles

Arlington Airport 8.5 Miles

Dallas Love Field 10 Miles

Addison Airport 17 Miles

Fort Worth/Meacham International Airport 20 Miles

Alliance Airport 25 Miles

Hensley Field Adjacent

### To Thoroughfares:

I-30 .5 Mile

SH 161 1.5 Miles

Loop 12 3 Miles

I-20 5 Miles

I-35 East 9.5 Miles

US-75 11 Miles

I-45 11.5 Miles

I-35 West 20 Miles

## AVAILABILITY

The site has been under long-term occupancy to aviation/aerospace manufacturing companies, which produce, design, manufacture, assemble, and test military and commercial aircraft. The current tenant will complete its move-out by the Spring of 2014.

## REPRESENTED BY



## RAIL SERVICE

The Union Pacific Main Rail Line serves the site with a direct spur into the property and primarily serves the two largest manufacturing buildings. The potential exists to connect the UP line to BNSF, CNL, and KC Southern within the Dallas/Fort Worth metropolitan area.

# EXHIBIT 8- CBRE Letter



**Nathan Lawrence**  
Vice Chairman

2100 McKinney Avenue, Suite 700  
Dallas, TX 75201

CBRE, Inc.  
Brokerage Services

[www.cbre.com](http://www.cbre.com)

March 8, 2021

Nick Crawford  
Northpoint Development  
4825 NW 41<sup>st</sup> Street, Ste 500  
Riverside, MO 64150

**RE: Marketing Efforts – Hangers 1 & 6**

Dear Nick,

CBRE has had Hangers 1&6 listed for the last three and a half years and marketing through all of the typical outlets. There has been substantial interest over this period, however, when the users tour or focus on the building specs they ultimately determine they are antiquated and not functional for today's distribution or production needs. The below list of users considered DGIC and selected facilities that were nearby but more modern and functional:

- Amazon
  - Selected a facility newer more functional building in Arlington although they would have preferred to be located at DGIC the functional obsolescence pushed them away
- Manheim
  - Auto storage, paint, and repair facility which is going ground up given the potential cost to remodel hanger 1 for their needs
- LKQ
  - Expanded nearby in a Class A distribution center due to the nonfunctional nature of Hanger 1. They preferred the location of DGIC.
- Copart
  - Auto Storage and Truck Maintenance need that ended up locating in south Dallas due to the cost to remodel.

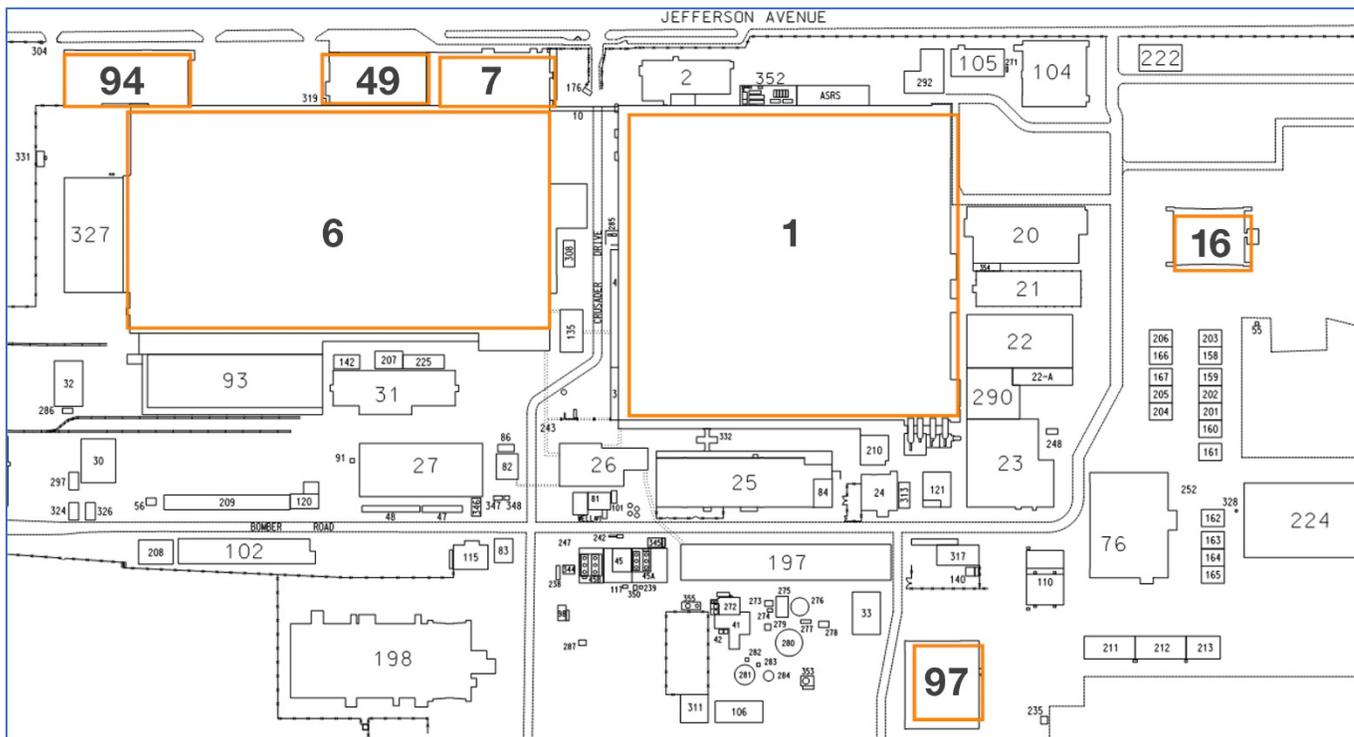
There is no question that newer modern day distribution facilities would be incredibly successful in place of the Hangers. This would create an opportunity for additional tax revenue and job growth for the local municipality as well. Please advise if there are any questions or if additional detail is needed.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Nathan Lawrence', written in a cursive style.

**Nathan Lawrence**  
Vice Chairman

IMAGES: Naval Weapons Industrial Reserve Plant, Dallas  
 From Historic Building Status Report  
 Prepared by NorthPoint, 5/13/2020



NorthPoint Site Plan showing non-historic buildings before demolition, with the seven historic buildings in yellow outline: Covenant covering Buildings 1 and 6 (Manufacturing) with ancillary Buildings 94, 49, and 7 would be released, while Hangars 16 and 97 would retain covenant protection. Most non-historic buildings shown have been demolished.



Aerial view of site looking south, with Jefferson Boulevard and rail line in foreground and Mountain Creek Lake in the distance. Buildings 1 (left) and 6 (right) have gray flat roofs. Buildings 94, 49, and 7 are seen adjoined to Building 6 at right foreground. Two new Home Depot warehouses are shown in middle ground with white roofs.



Buildings 1 and 6 facing north, as viewed from Jefferson Boulevard (the primary public view of the site)

Google Earth

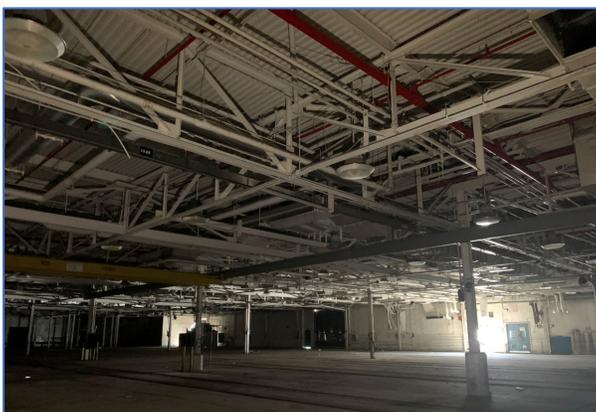
**Building 1 (Manufacturing) – to be released from preservation covenant**



Building 1, facing out towards the north and east, with Jefferson Boulevard to the right (beyond view) and Building 7 in distance



Building 1 facing east



Character-defining features of Building 1, such as interior steel framing (left) and exterior concrete bomb baffles at doorways (right)

**Building 6 (Manufacturing) – to be released from preservation covenant**

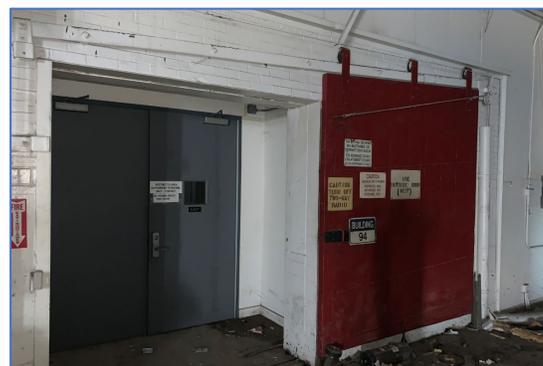


Obscured view of Building 6, facing north and west from Jefferson Boulevard with Building 94 in foreground and Building 49 beyond (to left). Building 327 (not part of this request) may be seen at right.

*Google Earth*



Building 6, facing south towards the interior of the site, with character-defining steel siding



Character-defining features of Building 6 such as bomb baffle (top left), original doors including entry doors protected by chain link fencing (bottom left), and structural mushroom capital column (center bottom).

**Building 7 (Offices) – to be released from preservation covenant**



Building 7, adjoining Building 6, and facing north with rail line (right) and Jefferson Boulevard (right, beyond view)



Building 7 with character-defining cantilevered canopy



Building 7 character-defining concrete bomb baffles (left) and decorative doors, protected by chain link fencing

**Building 49 (Engineering) and Building 94 (Structures Laboratory)**  
– to be released from preservation covenant



Building 49, facing west, adjoining Building 6



Building 94, adjoining Building 6, with character-defining retractable doors



Building 94 facing north at rail line and Jefferson Boulevard (left, beyond view)

**Buildings 16 and 97 (Hangars, in use) – to remain protected by preservation covenant**



Building 16 (hangar), facing southwest



Building 97 (hangar), adjacent to one of two new Home Depot warehouses

# TEXAS HISTORICAL COMMISSION

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**Item 10.4**  
Texas Historical Commission  
July Quarterly Meeting  
July 26-27, 2021

## **Consider approval of 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.

The Commission will consider the following supplemental funding awards:

### **A) Polk County Courthouse**

Polk County received a Round XI Construction Grant in the amount of \$3,000,000 at the January Quarterly Meeting. This grant award was \$1.7 million less than their Round XI request, but grant funds were extremely limited at the time the award was made. Because of the shortfall, the county agreed to a 70% match in the amount of \$7,103,625, for a total project cost of \$10,103,625. Due to increased building material costs, the architect anticipates a rise in project costs when the project goes to bid, requiring an even higher percent match from the county to accomplish the project. A letter from the Polk County Judge Sydney Murphy outlines their request and circumstances, along with a description of their project and their project cost estimate. The county is requesting the additional \$1,744,746 that was in their Round XI grant application cost estimate. If awarded, Polk County's match would go from 70% down to 53%.

### **B) Mason County Courthouse**

Mason County received a Round XI Construction Grant in the amount of \$4,140,119 with a local match of \$850,000. Due to the fire earlier this year, the cost to accomplish a full restoration has gone up considerably. The total project cost has increased from just under \$5 million to between \$14-16 million. 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 87<sup>th</sup> 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). 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.

### **C) Newton County Courthouse**

The 87<sup>th</sup> Legislature appropriated \$1,100,000 in Article IX, Section 17.25 to Newton County, with funds to be administered by the THCPP. 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.

### **D) Tyler County Courthouse**

The 87<sup>th</sup> Legislature appropriated \$1,000,000 in Article IX, Section 17.25 to Tyler County, with funds to be administered by the THCPP. 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.

## TEXAS HISTORICAL COMMISSION

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### **Suggested Motion:**

Move to approve supplemental funding to previously awarded projects including:

- 1) 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
- 2) 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
- 3) 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
- 4) 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.



**SYDNEY MURPHY**  
COUNTY JUDGE

June 16, 2021

Susan Tietz, AIA  
Program Coordinator, Courthouse Preservation Program  
Division of Architecture  
P.O. Box 12276,  
Austin, Texas 78711-2276

Dear Susan Tietz,

A Grant award of \$3 million was awarded to Polk County by the Texas Historical Commission on January 12, 2021, for the Round XI Courthouse Preservation Program, 2020-2021 biennium for the Polk County Courthouse as described in the Scope of Work, Attachment "A". To date, Polk County has been awarded \$4,255,253.58 from the Texas Historical Commission which is inclusive of the \$3 million. This leaves a remainder of \$1,744,746.42 available to request from the Texas Historic Commission as the Cap limit to request is \$6 million.

Given the effects that COVID-19 has placed on the economy for construction costs, materials have significantly increased by an estimated 30%. Please accept our request for the remaining \$1,744,746.42 available to Polk County to complete the full restoration of the Polk County Courthouse. We hope to be considered by the Texas Historical Commission at the next Quarterly meeting. The Project Cost Statement, Attachment "B", is enclosed to aid in the Commission's decision.

Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Murphy".

Sydney Murphy  
Polk County Judge

# Attachment B.

## Project Cost Statement

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## POLK COUNTY COURTHOUSE

### Funding Agreement

## Summary of Totals

Division 1: General Conditions	\$ 1,042,531
Division 2: Site Work	\$ 1,284,749
Division 3: Concrete	\$ 130,517
Division 4: Masonry	\$ 169,290
Division 5: Metals	\$ 270,969
Division 6: Carpentry	\$ 495,753
Division 7: Thermal and Moisture Protections	\$ 132,748
Division 8: Door and Windows	\$ 554,230
Division 9: Finishes	\$ 715,799
Division 10: Specialties	\$ 55,600
Division 11: Equipment	\$ 20,000
Division 12: Furnishings	\$ 61,600
Division 13: Special Construction	\$ 245,397
Division 14: Conveying Systems	\$ -
Division 15: Mechanical	\$ 1,146,951
Division 16: Electrical	\$ 1,392,685

**Construction Costs Subtotal =** \$ 7,718,819

**Less Ineligible Costs =** \$ 80,156

**Allowable Construction Costs =** \$ 7,638,663  
(Subtotal A)

**Contractor's Overhead & Profit =** \$ 1,145,799  
(not to exceed 15 percent of Subtotal A)

**Subtotal A+ Overhead & Profit =** \$ 8,784,462  
(Subtotal B)

**Project Contingency =** \$ 878,446  
(not to exceed 10 percent of Subtotal B)

**Total (Allowable) Construction Costs =** \$ 9,662,909  
(Subtotal B + Contingency = Subtotal C)

**Architecture/Engineering Services =**           \$386,516

(fees of the architect and the structural, MEP and civil engineers, including all reimbursable expenses shall not exceed 16 percent of Subtotal C. For projects having 95 percent complete plans and specifications, these fees will not exceed 4 percent of C)

**Additional Professional Services=**           \$54,200

(preparation of grant completion report, warranty services and speciality consultants for archeology, acoustics, audio-visual systems, security systems and / or historic finishes itemized)

**Total Professional Services =**           \$440,716.00  
(Subtotal D)

**Total (Allowable Project Costs =**           \$10,103,625  
(Subtotal C + Subtotal D)

**Gross square footage =**           14,296 sf

Conditioned square footage of courthouse including wall thicknesses + square footage of covered porches x 50%)

**Cost per square foot =**           \$706.74

We require that any professional architect's or estimator's cost estimates that have been prepared for this project are attached to this form.

**Polk County, Texas**  
**Opinion of Probable Construction Costs**  
**Polk County Courthouse Renovation**  
**DIVISION SUMMARY**  
**Komatsu Architecture**  
**95% Review Phase - April 2020**

Division	Direct Cost	15%	10.0%	Opinion of Probable Construction Cost	Cost per SF
		Contractor's Overhead & Profit	Project Contingency		
Division 1 - General Conditions	\$1,042,530	\$156,380	\$119,891	\$1,318,801	\$41
Division 2 - Existing Conditions / Sitework	\$1,284,749	\$192,712	\$147,746	\$1,625,207	\$50
Division 3 - Concrete	\$130,517	\$19,578	\$15,009	\$165,104	\$5
Division 4 - Masonry	\$169,290	\$25,394	\$19,468	\$214,152	\$7
Division 5 - Metals	\$270,969	\$40,645	\$31,161	\$342,776	\$11
Division 6 - Wood and Plastics	\$495,752	\$74,363	\$57,011	\$627,126	\$19
Division 7 - Thermal / Moisture Protection	\$132,748	\$19,912	\$15,266	\$167,926	\$5
Division 8 - Doors and Windows	\$554,530	\$83,180	\$63,771	\$701,480	\$22
Division 9 - Finishes	\$715,790	\$107,369	\$82,316	\$905,475	\$28
Division 10 - Specialties	\$55,600	\$8,340	\$6,394	\$70,334	\$2
Division 11 - Equipment	\$20,000	\$3,000	\$2,300	\$25,300	\$1
Division 12 - Furnishings	\$61,600	\$9,240	\$7,084	\$77,924	\$2
Division 13 - Special Construction	\$245,397	\$36,810	\$28,221	\$310,428	\$10
Division 14 - Conveying Systems - Not Used	\$0	\$0	\$0	\$0	\$0
Division 15 - Mechanical	\$1,146,952	\$172,043	\$131,899	\$1,450,894	\$45
Division 16 - Electrical	\$1,392,685	\$208,903	\$160,159	\$1,761,746	\$54
<b>TOTALS</b>	<b>\$7,719,108</b>	<b>\$1,157,866</b>	<b>\$887,697</b>	<b>\$9,764,672</b>	<b>\$302</b>

**Polk County, Texas**  
**Opinion of Probable Construction Costs**  
**Polk County Courthouse Renovation**  
**SUMMARY**  
**Komatsu Architecture**  
**April 2020**

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**DIRECT COSTS**

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<b>SITE DEVELOPMENT</b>	\$1,284,749
<b>BUILDING RESTORATION</b>	\$6,434,360
<b>SUBTOTAL - DIRECT COST</b>	<b>\$7,719,108</b>

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**MARK-UPS**

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<b>CONTRACTOR'S OVERHEAD &amp; PROFIT - 15%</b>	\$1,157,866
<b>PROJECT CONTINGENCY - 10%</b>	\$887,697
<b>ESCALATION to APRIL 2021 - 5% per year</b>	\$488,234
<b>SUBTOTAL - MARK-UPS</b>	<b>\$2,533,797</b>

**TOTAL PROJECTED CONSTRUCTION COSTS** **\$10,252,906**

<b>ENCLOSED BUILDING SQUARE FOOTAGE - TOTAL</b>	32,333
<b>COST PER SF - WITHOUT MARK-UPS</b>	<b>\$238.74</b>
<b>COST PER SF - WITH MARK-UPS</b>	<b>\$317.10</b>

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**ALTERNATES - NONE**

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**JERRY M. BEARDEN**

Mason County Judge

P.O. Box 1726

Mason, Texas 76856

Office (325) 347-5556 • Fax (325) 347-6868

March 5, 2021

Mark Wolfe

Executive Director, Texas Historical Commission

Dear Mr. Wolfe,

February 4, 2021 will live forever in the minds of the citizens of Mason County as they will recall the burning down of their 111 year old county courthouse. This was probably the most tragic event to ever touch the lives of all the people who call Mason County their home and all who were born and raised in this rural Texas county. The pride and centerpiece of the County and City of Mason was destroyed by an alleged arsonist and now stands forlornly with only the four walls, columns, and chimneys remaining as a stark reminder of what was once the provider of records, history, and justice for Mason County. The Mason County Courthouse was more than just a building to this community, as so eloquently stated by the Mason ISD Superintendent, "The Mason County Courthouse is most certainly the 'focal point' of our small, rural community. It stands for more than just the center of our beautiful town square. It stands for life, unity and citizenship for the residents of Mason County. It is the building that is most admired by visitors and local citizens."

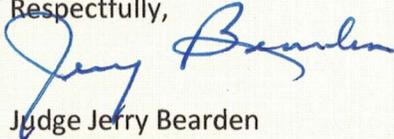
The people of Mason County, like all citizens of the great state of Texas, do not want to stand by and just mourn the loss of this historic courthouse but they want to rebuild it and return it to its former glory. This will be a huge undertaking and the cost of rebuilding the courthouse will require funds that the county alone cannot afford.

The Commissioners Court has been working with the Texas Historical Commission, Texas Association of Counties Risk Management Pool, and others to secure funding to assist in the cost of rebuilding the courthouse and understand the costs to do so. The THC has stated that the Round XI full restoration grant in the amount of \$4,140,119 will still be provided to the county, even if some of the original scope changes. The schedule and source of funds to the Funding Agreement may need to be renegotiated as part of what is needed to accomplish a more extensive project. The remaining THC grant, after paying expenses incurred thus far is estimated at around \$3.6 million and the amount of insurance that the county can reasonably claim, without raising our future premiums beyond the county's means, is \$6-\$6.5 million. This will leave a need for, in our estimate based upon information from our architect and structural engineer, a shortage of funding amounting to at least \$10 million to rebuild the courthouse.

The County of Mason humbly requests that the Legislature of the State of Texas assist in funding the rebuilding of the courthouse and provide \$10 million which will be necessary to complete the project. We anticipate a thorough cost estimate from the Texas Association of Counties and our architect within the next 4-6 weeks. We will provide that information to the THC as soon as we have received it.

Please let me know if you have any questions for me about this request.

Respectfully,



Judge Jerry Bearden  
Mason County

