

TEXAS HISTORICAL COMMISSION

AGENDA HISTORIC SITES COMMITTEE DoubleTree Suites by Hilton Hotel Bluebonnet Room 303 W 15th Street Austin, TX 78701 October 28, 2021 1:00 p.m.

(or upon the adjournment of the 12:30 p.m. preceding History Programs Committee, whichever occurs later)

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

1. Call to Order
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. Consider approval of the July 26, 2021, Historic Sites Committee meeting minutes
3. Consider approval of Phase I Assessment for Presidio La Bahia – (Item 14.2)
4. Consider approval of CenterPoint Energy Easement at Varner-Hogg Plantation SHS – (Item 14.3)
5. Consider approval of the purchase of a house at San Felipe de Austin SHS – (Item 14.4)
6. Consider approval of a resolution in support of the Dark Sky Certification at Texas Historical Commission State Historic Sites – (Item 14.5)
7. Historic Sites Facilities Report
8. Report on the IMLS Grant
9. Update on San Jacinto Operating Agreement and Management Plan
10. Update on the Levi Jordan Plantation Business Plan and Site Development
11. Update on the Sabine Pass Battleground Business Plan and Site Development
12. Deputy Executive Director of Historic Sites Update
13. Adjournment

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

TEXAS HISTORICAL COMMISSION

HISTORIC SITES COMMITTEE MINUTES

Capitol Extension
Room E1.030
1400 N. Congress Ave.
Austin, TX 78701
July 26, 2021

Note: For the full text of action items, please contact the Texas Historical Commission at P.O. Box 12276, Austin, TX 78711 or call 512.463.6100.

Commissioners in attendance: John Crain (Chair), Jim Bruseth, Monica Zarate Burdette, David Gravelle, Laurie Limbacher, Catherine McKnight, and Pete Peterson.

1. Call to Order

The meeting was called to order by Chairman John Crain at 3:36 pm on July 26, 2021. Pursuant to the Governor's March 16, 2020, suspension of certain provisions of the Texas Open Meetings Act due to the Coronavirus (COVID-19), the July 26, 2021, meeting of the Historic Sites Committee will be held by videoconference as authorized under Texas Government Code section 551.127. The presiding officer and a quorum of the Historic Sites Committee will be present at the above-posted physical location. The public is invited to attend via Zoom using the registration link provided or in person in accordance with the instructions below. To attend by Zoom, registration is required: <http://bit.ly/april26thcmeeting>.

For audio only access via telephone: 1(346) 248-7799 Webinar ID: 914 0970 3244

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 had been properly posted with the Secretary of State's Office as required.

A. Committee member introductions

Chairman Crain welcomed all present and conducted roll call.

B. Establish quorum

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

C. Recognize and/or excuse absences

Absences: Chairman Crain noted that there were no absences.

2. Consider approval of the April 26, 2021, Historic Sites Committee meeting minutes

Chairman Crain asked if anyone had any comments regarding the minutes. There being none, he called for a motion. Motion to approve the April 26, 2021, minutes was made by Commissioner Pete Peterson and seconded by Commissioner Catherine McKnight. Chairman Crain called for a vote. Vote to approve was unanimous.

3. Consider staff recommendation regarding the Phase I Evaluation of Old Fort Parker – (Item 14.2)

Deputy Executive Director of Historic Sites Joseph Bell introduced Bill Irwin, Director of Historic Sites Operations to provide some background information on the Phase I assessment of Old Fort Parker. Irwin said that Old Fort Parker is jointly owned and operated by Limestone County, City of Mexia and City of Groesbeck. He noted that the stories of Cynthia Ann Parker, the Parker Family, and Quanah Parker are compelling and only partially explored at other THC properties. He further noted that the property is widely recognized as the original site of the Parker's fort and the May 1836 raid consisting of Comanche, Kiowa, and Caddo tribes. Irwin continued stating that the site is need of significant repair and that local support is

insufficient to sustain the investment required to make Old Fort Parker a viable long-term property within the network of THC Historic Sites. He concluded noting that the review committee recommends that the site not be considered for a phase two assessment at this time. Chairman Crain moved to send forward to the full commission and recommend approval of staff recommendation that the Phase I Evaluation of Old Fort Parker concluded that the site does not meet the criteria for acceptance as a THC State Historic Site and recommends that a Phase II study should not be authorized. The motion was seconded by Commissioner Peterson. After brief discussion, Chairman Crain called for a vote. Vote to approve was unanimous.

4. Consider approval of utility easement at Caddo Mounds SHS – (Item 14.3)

Bell introduced Glenn Reed, Historic Sites' Chief Architect to provide background information on the Caddo Mounds power line easement. Reed said that the project includes a new, pad-mounted electrical transformer that will serve both the Phase I and Phase 2 buildings. He noted that because the utility provider owns the underground conductors that run from the power pole to the transformer, they require an access easement to allow them to repair or replace those lines as needed. Staff recommend that this easement be granted. Chairman Crain asked for a motion. Commissioner Laurie Limbacher moved to send forward to the full commission and recommend approval of the easement at Caddo Mounds State Historic Site. The motion was seconded by Commissioner Jim Bruseth. After some discussion on whether this new easement would disturb any potential artifacts, Reed and Bell both clarified that this new easement is being placed on previously disturbed ground and had been reviewed by the Archeology Division. Chairman Crain called for a vote. Vote to approve was unanimous.

5. Consider acceptance of transfer of a parcel of land adjacent to the French Legation SHS – (Item 14.4)

Referring to the map on the screen, Reed stated that the land adjacent to the French Legation is being donated by Aquila Commercial Real Estate. Reed stated that Aquila has purchased the two lots outlined in red. They are going to construct an office building on the larger lot to the south of our site, and in return for our support of a variance request related to the office building project, they agreed to donate the smaller lot to the State. Reed continued noting that ownership of this lot will be very beneficial, allowing us to build a second parking lot that will more than double our current parking capacity. Executive Director Mark Wolfe was asked to provide an explanation of how the land donation came about. He noted that the City of Austin is granting the developers the variance and site development permits to add another story to their proposed building. As part of THC's office building variance agreement with Aquila Commercial, LLC, the development company agreed to donate a small parcel of land adjacent to the French Legation to the State. Bell noted that the agreement with Aquila provides access to their parking garage for after hours and weekends for special events and that we are to receive a \$250,000 donation once the office building is complete. He further noted that the agreement also includes the construction of a sidewalk along San Marcos Street, the east boundary of the site. Chairman Crain moved to send forward to the full commission and recommend acceptance of the land donation adjacent to the French Legation State Historic Site. The motion was seconded by Commissioner Peterson. Chairman Crain called for a vote. Vote to approve was unanimous.

6. Consider approval of update to the Eisenhower Birthplace Donor Recognition Plan – (Item 14.5)

Bell introduced Anjali Zutshi, Executive Director of Friends of the THC to provide background information on the changes being recommended. Zutshi said that the Friends of the THC is coordinating a fundraising campaign for the Eisenhower Birthplace Capital Improvements Project. She stated that the original donor recognition plan was approved back in 2019 and since that time the scope of this project has been reduced due to availability of some TxDOT funding. Zutshi noted that we received a challenge grant from the WB Munson Foundation which requires us to raise \$20,000 in this and next year to receive the grant funding. She noted that the Friends are working with local donors to raise that challenge funding. She explained that the original donor recognition plan put the level at \$5000 for listing on the donor wall. The proposed amount for

the donor recognition is \$1,000 and up. Chairman Crain moved to send forward to the full commission and recommend approval to amend to the Eisenhower Birthplace Donor Recognition Plan to include donors of \$1000 and up on the donor wall. The motion was seconded by Commissioner McKnight. Chairman Crain called for a vote. Vote to approve was unanimous.

7. Historic Sites Facilities Report

Bell introduced Glenn Reed to give the facilities update. Reed noted that on the screen is the now-familiar graph showing the progress of the major architectural projects from planning through the end of construction. He stated that at the Villa de Austin project at San Felipe, the Allen Dwelling has been completed, and that we recently received the excellent news that the cost of rebuilding the burned courthouse will be covered by the consultant's insurance policy. Bell confirmed that the consultant's insurance company has agreed in writing to cover the full clean up, repair and replacement costs. The reconstruction process is now in motion and is expected to be completed in October.

At Levi Jordan Plantation Reed said that the Learning Center Complex project is now 65 percent complete. Referencing the photo on the slide, he said that the visitor center will include a reception area with exhibits and retail, along with staff offices, an artifact processing lab, and a curatorial storage vault. He noted that the learning center will feature a large community room surrounded by a screened porch and a guest room wing to accommodate archeologists and other visiting groups. The project is scheduled for completion this fall.

The Caddo Mounds visitor center project has been delayed 76 days by rainy weather, which prevented the Contractor from pouring the building slab or to run underground utilities. Reed noted that with dry weather now in the forecast, the Contractor is working quicky to make up for lost time.

Reed said that the ruins stabilization projects at Fort Griffin and Fort Lancaster have been awarded and construction on both projects will begin in September.

At Varner-Hogg Plantation, Reed noted that the contract engineers have completed the design development phase for the plantation house preservation project, which will include structural reinforcement, drainage improvements, and repairs to windows, doors, columns, and railings. Reed stated that this project will go out for bids in September.

Reed noted that the Seawall repair project at Sabine Pass Battleground has also reached the end of the design development phase. This project will focus on repairing damage to the seawall attributed to Hurricane Harvey.

Reed noted that construction contracts have been awarded for the repairs to the visitor center at the Magoffin Home and work will begin within the next few weeks.

Reed continued noting that at Landmark Inn, the contract engineers have completed their assessment of our historic dam across the Medina River. They have concluded that the dam is in stable condition, but that some maintenance work would enhance its longevity. They are developing two sets of recommendations – a preservation approach that retains all existing materials, and a rehabilitation approach that would enhance the strength of the dam but would also alter its appearance. Staff will evaluate these options and discuss them with the Division of Architecture before we proceed.

Reed said that in Anderson at the Fanthorp Inn, staff is planning an exterior preservation project to address badly deteriorated wood siding and shutters. This project will move forward in the new fiscal year.

Reed concluded stating that at Palmito Ranch Battlefield an engineer to design an elevated viewing platform to be located on THC property adjacent to the battlefield has been selected. The platform will include interpretive panels describing the battle and its significance. Referencing the photo on the screen, he noted that it was a conceptual rendering that staff created to convey the design intent to the engineers and expect that this will be significantly refined as the process proceeds.

8. French Legation Neighborhood Projects Report

Bell stated that the contract with Foodworks has been finalized and staff is working with the company on the buildout of the retail and café space. He said that the grand opening will be scheduled for this fall. Bell stated that the French Consul General from Houston, during a recent visit to the site, mentioned that the French Ambassador would like to be invited to the opening. Staff will work with the Consul General's office to extend an invitation.

The Daughters of the Republic of Texas (DRT) are in the construction phase of their new museum to the north of the property. Bell said that the opening is scheduled for Texas Independence Day 2022. Describing the images on the screen, he said that the first was a view of the construction taken from the Embassy Drive entry to the site's parking lot and the second view was from the corner of San Marcos and 9th Street. Bell noted that staff will work with the DRT on some programming for the site.

Bell continued noting the second project near the French Legation is Aquila's new office building to the south of the property. He said that as part of THC's support of the building's height variance, THC will receive the lot and access to the building's parking garage for afterhours events.

9. Update on Levi Jordan Advisory Committee

Bell stated that the Levi Jordan Advisory Committee has been meeting regularly with the architect and exhibit teams. He noted that the goal is to integrate the buildings into the cultural landscape, being sited within the historic site and that it is operationally connected to the landscape, archeological learning center, historic slave quarters and main house. Bell said that the visitor center will include museum store/cafe, five exhibit halls, community center and theater. He continued by describing the images being shown.

Referencing the photos on the screen, he said the images of the proposed structure showed the entry plaza, interior connecting gallery, exterior view from the landscape. Bell noted that the budget estimate ranges from \$43.7M to \$53.1M

10. Deaccession Report 2019 to 2021

Describing the table on the screen, Bell said that the table details three years of deaccession with over 4000 items deaccessioned. He noted that the largest percentage were not site associated and were transferred to the sites educational collection. Bell said that the smaller percentages were for missing inventory, poor condition with appropriate disposal, and out of the interpretive scope for the site and available to sell or surplus.

Bell stated that a vast number of objects were brought to us from the Texas Parks and Wildlife Department. Historic Sites curators have identified specific items that have direct provenience to the site. He noted that the cost to store, maintain, and conserve items is quite high, and staff want to ensure that we focus our resources on the items that have value to site's mission.

11. Update on Caddo Mounds Grass House

Bell stated that Tony Souther, Caddo Mounds Site Manager, has been working with the local friends group. He continued with an overview of the budget with regards to the five percent cut, that equated to \$125,000, which meant that we could no longer afford to rebuild the grass house. Bell said that with the eventual

budget restoration of the five percent cut to the project, \$125,000 to be added back to the budget. \$80,000 was committed back to restoring the grass house. Bell noted that while in discussion with the Caddo Mounds Friends Group, it was realized that there was no funding in place to cover travel expenses for the Caddo Nation to be engaged with this project. The total budget allocated for the grass house is \$120,000, \$80,000 from THC and \$40,000 from the Friends of Caddo Mounds.

Mr. Souther explained the process of harvesting the needed materials, what they were, how long it could take to harvest, and when harvesting could begin.

12. Deputy Executive Director of Historic Sites update

Bell introduced Karen Stevenson the new director for the National Museum of the Pacific War and provided a brief biography. He stated that Stevenson has a BA from Texas Tech University and MA in American History from Portland State University. Bell noted that the position was nationally advertised, and applicants were interviewed by General Hagee of the Admiral Nimitz Foundation, Rorie Cartier, and himself. He concluded noting that she was the Director of Visitor Services at the NMPW prior to accepting the position as director.

Bell noted that he is nearing completion of the transfer documentation of Blinn College artifacts to THC stewardship, as well as the transfer of the museum building to THC. He noted that an agreement document will be drafted with the college to formalize the Star of the Republic Museum, Blinn College Advisory Committee. Commissioner Crain is a member of that committee. The Washington-on-the-Brazos Advisory Committee meets regularly to review the master planning work underway with Gallagher & Associates which includes the Star of the Republic Museum.

Bell stated that the estimated renovation budget of \$42.8M included enclosing the entry portico to create a more welcoming entry as well as to upgrade the exhibit halls. The museum represents \$20.1M. The Star of the Republic Museum renovation was reduced to \$15M. The overall square footage was reduced, so no entry expansion will happen, and the second floor is to be left open for changing exhibit with future funding and sponsorship.

There were four projects submitted to the General Land Office (GLO) for grant funding to address future emergency preparation. Bell noted that they were for San Jacinto Battleground, Varner-Hogg Plantation, Sabine Pass Battleground, and New Historic Sites Collection Storage Facility. He stated that the GLO scoring is complete and only one project exceeded the minimum score of 65 and that was San Jacinto which scored 67. Varner-Hogg scored a 64 and staff is hopeful that it will be considered if funding is available.

Bell explained that the grant for San Jacinto would cover the battleground landscape restoration, monument repairs and restoration of the North shore. He noted that the amount requested for this project is \$35M.

He continued noting that the Varner-Hogg grant was to cover additional acres for flood water detention, for construction of earthen spillways, to repair emergency access and road systems, to construct a 10,000 square foot multi-purpose learning center that can be used as a local emergency command center, and to acquire land. This will all be associated with the plantation to be used for flood mitigation. Bell noted the amount for this project was \$8M.

Bell said that the flag plaza in front of the San Jacinto Monument is being activated for the site's interpretation. The poles now fly revolutionary flags and interpretive signage has been installed. Each flag is interpreted so the public understands the flags origin and meaning.

Staff have been working with the Retail, Marketing and Promotions subcommittee. Bell noted that the overall objective in developing the Historic Sites' retail Ecommerce is to be a portal for Texas cultural identity, to build brand identity, to strengthen our brand loyalty, to create iconic site-based product lines, to inspire public visitation through retail, and enhance the visitor experience on-site and on the web. Staff has been doing their due diligence and exploring systems and potential partners, both with a state and with non-profit partner. It is staff's recommendation that the best avenue was working to develop the Ecommerce with a non-profit allowing the THC to create a custom platform that will work to address its needs. There was some discussion on retail allowances and how to grow a business while still following statute. Bell concluded that as part of the product development, iconic images and symbols are being activated and described the photo being shown as the mock-up of the Magoffin Home Angel.

The French Ambassador and Consul General from Houston visited Castroville to celebrate his Alsatian heritage. Bell noted that on his community visit, his entourage stopped by the Landmark Inn State Historic Site. There was a small gathering at the site where the Ambassador was presented with a site's Fiesta pin.

The Consul General requested a tour of the French Legation to look over the completed restoration. Staff hosted him and gave a tour of the house and grounds. Bell noted that the Consul General let staff know that the Ambassador would like to attend the site's grand opening once the visitor center interior buildout is completed. The event is currently in the planning phase for an October date.

Bell stated that as part of improving the visitor experience, customer service training was identified as being needed on a regular basis. He noted that Historic Site were providing Hospitality Training utilizing the Texas A&M Extension training series.

Bell said that Levi-Jordan and Fort Griffin experienced flooding in the last few months due to heavy downpours. He noted that the largest impact was at Fort Griffin. The flood water came within feet of the Site Manager's residence and that a large portion of the campground was underwater. There was only minor damage. The visitor center and Longhorn Herd were unaffected as they are on higher ground.

Noting the next photo, Bell said that these are the new breeding hogs at the Barrington plantation. They are Ossabaw Island Hogs which are descendants of hogs brought to America by Spanish explorers in the 1500s. The hogs are registered through the Livestock Conservancy and are most like those raised at Barrington when Anson Jones's family occupied the house. Bell noted that all the livestock at the historic site are owned by the WOB Foundation and used in the Barrington Plantation living history program. It includes, chickens, turkeys, cows, oxen, and these hogs.

Bell said that all Commissioners are invited to the Armstrong County Museum's Goodnight Under the Stars event at the Charles and Mary Ann Goodnight Ranch SHS on August 21 from 5pm to midnight. It is their annual fundraising event.

Bell stated that a trucker dropped a load of hazardous material at San Jacinto just before the 4th of July Independence Day holiday. The material is totally cleaned up and contained. The incident is now under criminal investigation.

Staff is in the beginning phase of reinstalling the lens at the Port Isabel Lighthouse. Bell noted that a structural engineer has been contacted to ensure that the structure is able to withhold the weight of the lens. It has been without a lens since 1905.

13. Adjournment

At 4:48pm, Chairman Crain asked for any other business to be brought before the committee. There being none, he stated without objection that the Historic Sites Committee meeting was adjourned.

Quarterly Report

Historic Sites Division
July–September 2021

OPERATIONS

Visitation and outreach at the sites this quarter was 190,002, 55.8 percent higher than this time last year. For the year, visitation was up 8.2 percent compared to last year.

Work is underway to open three historic sites. Mission Dolores will have its grand opening October 9. French Legation will open to the public on October 27 and San Felipe de Austin townsite, Villa de Austin, will have its dedication on November 12.

Hurricane Nicholas came on shore near Levi Jordan Plantation. There was minor structural damage at both Levi Jordan and Varner-Hogg Plantations, San Jacinto, and Sabine Pass Battleground. Most of the impact of the storm was on trees. There were several trees downed at the two plantations and at San Jacinto. Internet and power were down but recovered quickly. The new structures at Levi Jordan weathered the storm very well, with reported winds at 108 mph at the height of the storm.

The reflection pool pumps and elevator at San Jacinto Battleground and Monument are repaired, with the cables and brakes having been upgraded. The elevator needs a final inspection before opening to the public.

Site staff have been working with the Battleship Texas Foundation on renewing its agreement with THC for one more year and ongoing planned events. The last open house over the Labor Day weekend was successful. The next open house with tours will be December 4–5.

FRIENDS GROUPS

Work continues with non-profits to facilitate communications between Friends Group board members and THC staff. This fall, the coordinator will be attending numerous site events to touch base with Friends Groups personally, and at some sites such as

the French Legation, in anticipation of meeting potential new Friends Group members.

In July, the Friends of the THC selected the 2022 Friends Alliance Award winner, the Friends of Washington-on-the-Brazos. Their board president has been notified of the award and planning is underway to recognize the group during a ceremony at the Real Places conference.

The coordinator has met with French Legation staff to organize a stakeholder meeting to lay the groundwork for a new Friends Group for the site.

The monthly e-newsletter, “First Friday News for Friends,” continues delivering nonprofit training opportunities, Friends Group announcements, and MOA reminders. The next virtual Friends Group happy hour is being planned for the fall.

CONSTRUCTION PROJECTS

Caddo Mounds: As wet weather has abated, the pace of construction on the Caddo Cultural Center Phase I has picked up. The substantial completion date is February 24, 2022.

Fort Griffin and Fort Lancaster: The ruins stabilization work began at Fort Griffin in mid-September. Work at Fort Lancaster will follow.

French Legation: Construction work is finishing by Foodworks to build out the café in the visitor center.

Levi Jordan Plantation: The Learning Center Complex project broke ground in December 2020 and is now 83 percent complete. The architectural and exhibit design work for the visitor center project is progressing. The design team is actively collaborating with the African American Advisory Group.

Magoffin Home: Structural repairs to the visitor center are underway and will be completed in spring 2022.

Palmito Ranch Battlefield: The engineering design for the proposed elevated viewing platform is proceeding.

San Felipe de Austin: Phase 2 of the Villa de Austin project is complete. The reconstruction of the burned courthouse is underway.

Varner-Hogg Plantation: Construction documents for foundation repairs and exterior preservation of the plantation house are in development.

INTERPRETATION

The second submission of the new interpretive master plan for Fulton Mansion has been reviewed and returned to the contract team. We expect the next submission addressing previous comments in early October.

The Levi Jordan Advisory Committee continues to meet to assist and advise the contract team on the creation of the interpretive concepts and give input on the museum design.

The major exhibit and interpretative redesign project at the Star of the Republic Museum is proceeding. The contract team presented its 95 percent interpretive plan documents, and THC comments were returned in early September.

The installation of an immersive period room has been completed in the wash house at Landmark Inn and will be integrated into tours and programs.

Work continues to prepare the Villa de Austin at San Felipe for its grand opening in November.

A primary outdoor interpretive panel for Fort McKavett has been installed on the main pathway from the visitor center into the historic fort core.

The Starr Family Home will be the host site for the 2022 Texas Living History Association conference. Site staff is working on interpretive plans to highlight the sites' history and collections with special programs and tours.

COLLECTIONS

Jamie Ross, Archeology Collections Manager, and the Friends of the THC received an NEH Grant for \$101,673 for the processing, preservation, and digitization of the archeological legacy collection at Mission Dolores.

Per Senate Bill 1177, the Austin collections team has identified a multi-agency cultural collections task force to discuss initiatives for a joint cultural agency collections storage facility and multi-agency collections database; the kickoff meeting is scheduled for October 14.

Historic Sites received collections donations for Eisenhower Birthplace, Fulton Mansion, Magoffin Home, San Felipe de Austin, and Star of the Republic Museum.

Reproduction Wilton-style carpets for Fulton Mansion are being produced by spring 2022, funded by a grant through the National Park Service. Staff continue to prepare for grant project submissions in fall 2021 and provide necessary reporting.

Staff is hosting a workshop on October 6 at the Witte Museum in San Antonio for Historic Sites educators on the topic of using archeological collections for outreach. Instructors are from UT San Antonio, TPWD, and the Houston Archeological Society.

The curatorial team aided the retail team in product design and development for Magoffin Home and Sam Bell Maxey House resale items.

Collections staff actively participated in the Fulton Mansion and Washington-on-the-Brazos interpretive master plans.

This summer, Remi McCoy, a graduate student at Texas A&M University, interned at the Curatorial Facility preparing archeological collections for conservation.

HISTORIC SITES - VISITATION / OUTREACH - FY2021

	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	TOTAL
Acton													0
Caddo Mounds	320	528	428	298	229	123	564	394	399	306	362	161	4,112
Casa Navarro	0	101	55	26	27	220	0	0	1	70	250	31	781
Confederate Reunion Grounds	62	109	36	42	36	15	232	121	104	174	89	39	1,059
Eisenhower Birthplace	1,193	1,366	800	479	403	507	997	684	822	1,177	1,050	473	9,951
Fannin Battleground	77	133	101	115	96	89	212	166	112	89	197	163	1,550
Fanthorp Inn	56	71	56	49	71	20	163	46	193	35	16	95	871
Fort Griffin	683	754	647	351	321	404	1,274	3,744	882	2,081	675	294	12,110
Fort Lancaster	115	191	135	148	93	68	347	271	278	348	289	84	2,367
Fort McKavett	273	572	349	235	201	124	1,124	409	402	484	497	101	4,771
French Legation	0	0	0	0	0	0	0	0	0	0	0	0	0
Fulton Mansion	301	427	219	412	545	279	1,156	1,173	923	1,830	2,223	522	10,010
Goodnight Ranch	0	0	0	0	0	0	0	0	288	392	470	36	1,186
Landmark Inn	402	363	529	458	371	570	906	822	891	2,082	503	272	8,169
Levi Jordan	0	0	0	0	0	0	0	0	0	0	0	0	0
Lipantitlan	0	0	0	0	0	0	0	0	0	0	0	0	0
Magoffin Home	70	93	15	24	16	49	279	209	341	403	619	131	2,249
Mission Dolores	112	112	157	95	79	47	113	224	181	139	94	78	1,431
Kreische Brewery/Monument Hill	1,058	1,584	1,219	4,110	1,322	556	1,460	1,486	1,283	1,028	976	469	16,551
Ntl Museum of the Pacific	4,452	4,126	3,429	6,053	4,505	2,386	10,046	9,239	9,676	11,877	13,360	6,989	86,138
Port Isabel Lighthouse	0	166	468	62	122	443	3,285	345	2,484	13,663	12,294	8,136	41,468
Sabine Pass Battleground	712	2,791	2,824	1,709	1,211	0	1,516	1,505	3,803	2,692	2,033	1,378	22,174
Sam Bell Maxey	73	329	11	60	41	23	120	132	112	93	139	59	1,192
Sam Rayburn House	978	1,229	18	40	131	18	179	390	107	107	360	31	3,588
San Felipe de Austin	465	491	571	419	604	544	1,261	712	626	674	427	222	7,016
San Jacinto Battleground	15,643	19,446	18,757	19,149	20,048	12,260	22,359	19,016	21,889	19,567	29,332	18,362	235,828
San Jacinto Monument	2,180	2,189	1,965	1,255	2,428	494	0	4,118	3,612	3,762	5,500	2,476	29,979
Starr Family Home	20	31	20	11	13	10	33	59	54	58	84	31	424
Varner-Hogg Plantation	501	1,282	453	240	208	207	556	1,161	141	499	508	306	6,062
Washington-on-the-Brazos Complex*	7,899	8,544	7,686	3,727	6,417	9,977	15,353	18,288	10,460	5,452	7,045	589	101,437
Monthly totals	37,645	47,028	40,948	39,567	39,538	29,433	63,535	64,714	60,064	69,082	79,392	41,528	612,474
Quarterly totals			125,621			108,538			188,313			190,002	

* The WOB Complex consists of Washington-on-the-Brazos, Star of the Republic Museum, Independence Hall, and Barrington Plantation.

Long-term Closures:

*Casa Navarro closed due to county jail demolition (Sep-Oct-Nov)

Sabine Pass - no car counter count due to ice storm

Sabine Pass - Car counter stopped functioning in May so no car counter count was available.

Sabine Pass - May-August are estimates as the car counter is still broken

Weather Related Closures:

Fulton Mansion was closed 3 days in preparation for Hurricane Beta.

**Historic Sites Division
Architectural Capital Project Status**

10/8/2021

PROJECT			DESIGN						CONSTRUCTION				
Site	Project	Budget (incl. design fees & const.) projected or actual	Consultant selected	Design contract executed	Consultant	Schematic Design	Design Dev.	Const. Docs.	Bidding	Contractor selected	Contractor	Const. contract executed	Construction (% complete)
San Felipe de Austin	Interpretive Evocations	\$2,075,811	in house	n/a	n/a	√	√	√	√	√	Forney Construction	√	95%
Levi Jordan Plantation	Learning Center Complex	\$2,400,000	√	√	Broaddus Construction	√	√	√	√	√	Broaddus Construction	√	85%
Levi Jordan Plantation	New Visitor Center	\$2,500,000	√	√	Richter Architects	in progress							
Caddo Mounds	Visitor Center	\$2,500,000	√	√	Richter Architects	√	√	√	√	√	Garrett & Associates	√	20%
Magoffin Home	Visitor Center structural repairs	\$306,448	√	√	TreanorHL	√	√	√	√	√	Mirador Enterprises	√	5%
Sabine Pass	Seawall Repairs		√	√	LJA Engineering	√	in progress						
Varner-Hogg Plantation	Plantation House Stabilization and Exterior Preservation	\$624,000	√	√	WJE Engineering	√	in progress						
Landmark Inn	Medina River Dam Repairs	\$750,000	√	√	Freese & Nichols	in progress							
Palmito Ranch Battlefield	Observation Platform	\$400,000	√	√	Chanin Engineering	√	√	in progress					

TEXAS HISTORICAL COMMISSION

Item 14.2
Texas Historical Commission
Quarterly Meeting
October 29, 2021

Consider approval of the Phase I Evaluation of Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo also known as Presidio La Bahia

Background:

In a meeting attended by Joseph Bell, Deputy Executive Director, and Bill Irwin, Director of Historic Site Operations on July 28, 2021, Bishop Brendan J. Cahill of the Diocese of Victoria requested that the Texas Historical Commission (THC) consider developing an operational partnership at Presidio La Bahia, receiving the site into its historic sites program under a programmatic agreement.

Presidio La Bahia is a defining place for Texans, not only as a key site of the Texas Revolution, but also as a direct link to Texas' Spanish Colonial past. Based on this Phase I assessment, the THC staff finds that Presidio La Bahia meets the criteria established for inclusion in the Texas Historical Commission Historic Sites Program with one variance in how the property ownership will be addressed and recommends a Phase II Assessment be conducted.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend acceptance of the Phase I recommendation that a Phase II study should be authorized for Presidio La Bahia.

Suggested Motion (Commission):

Move to accept the Phase I recommendation that a Phase II study should be authorized for Presidio La Bahia.

TEXAS HISTORICAL COMMISSION

**Phase I Assessment of the Presidio La Bahia
Goliad, Texas**

**For Addition to the Texas Historical Commission's
Historic Sites Program**



October 2021
Texas Historical Commission

Phase I Assessment of the Presidio La Bahia

Goliad, Texas

**For Addition to the Texas Historical Commission's
Historic Sites Program**

Assessment Team:

Bill Irwin, Director of Historic Sites Operations

H. Glenn Reed, Chief Architect

Hal Simon-Hassell, Chief Interpretive Specialist

Stephanie Klemm, Regional Collections Manager

Brit Barr, Staff Architect

October 2021

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711

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Figure 1 Our Lady of Loreto Chapel Entrance

INTRODUCTION

In a meeting on July 28, 2021, Bishop Cahill of the Diocese of Victory requested that the Texas Historical Commission (THC) consider developing an operational partnership at Presidio La Bahia, receiving the site into its historic sites program under a programmatic agreement.

As put forward in the THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), potential THC historic sites must meet specific criteria. To make this determination, the candidate site undergoes three phases of evaluation and assessment conducted by THC staff. A preliminary staff review and formal Phase I and II assessments.

This report represents the Phase I assessment of the Presidio La Bahia. The report discusses each of the evaluation requirements as established in the THC rules. Should the candidate site meet the requirements set forth by the THC rules, the Commission may then authorize a more detailed “Phase II” study that comprehensively evaluates the context and interpretive potential of the site and provides specific details regarding how the site would be developed and operated, as well as the funding needed to make that plan a reality.

This report also contains a conclusions section that addresses what is presently known about the Presidio relative to the Chapter §16.3 rules criteria, which are the overarching conditions a site must meet to be considered for the THC’s historic sites program.

Based on this Phase I assessment, the THC staff finds that Presidio La Bahia meets the criteria established for inclusion in the Texas Historical Commission Historic Sites Program with one variance in how the property ownership will be addressed and recommends a Phase II Assessment be conducted.

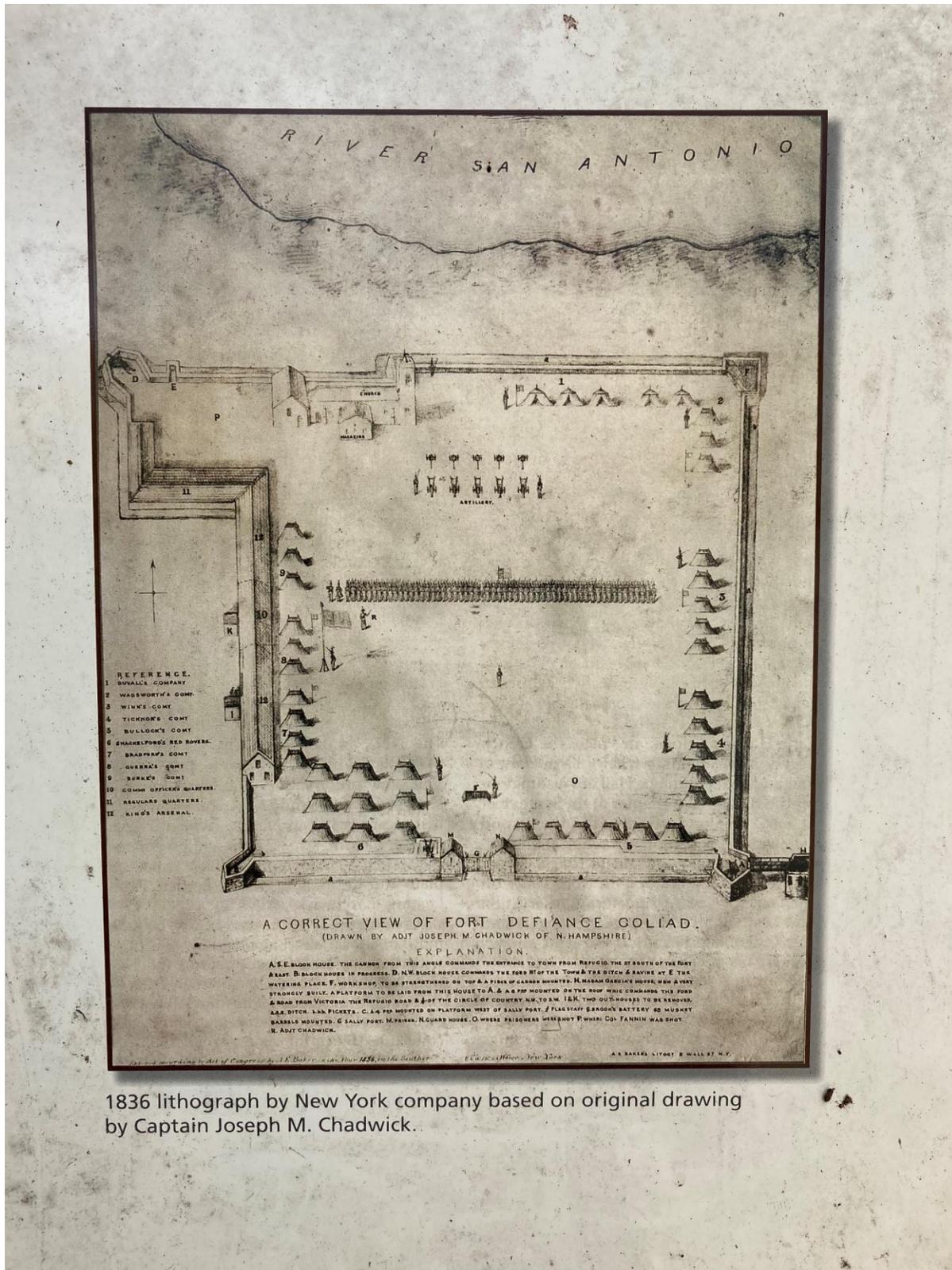


Figure 2 1836 Plan Drawing

PROPERTY DESCRIPTION

La Bahía, literally "the bay," is a term with multiple meanings in Texas history. Various sites on the Gulf Coast were so designated. The Spanish came to use the name as a short form of La Bahía del Espíritu Santo, or Bay of the Holy Spirit, now called Matagorda Bay and Lavaca Bay. Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo, commonly shortened to Nuestra Señora de Loreto Presidio; the place was popularly called Presidio La Bahía. Established on its third, and current site, in 1749 the presidio was strategically situated to provide protection to landing sites along the Gulf of Mexico and at the intersection of the primary roads traversing Texas. The construction and operation of the Presidio and the Mission Espiritu Santo across the San Antonio River went hand in hand as the spiritual and secular centers of the local community.

The Presidio La Bahia was constructed of local stone with a defensive wall 8'-10' tall enclosing a parade ground of roughly 3 acres with bastions at the corners. The main gate was located on the south facing wall flanked by a guard room and storage/barracks rooms, while the west wall held the officer's quarters and administrative offices. To the east were jacals built along the wall to house presidial families. These were later removed as the village of La Bahia grew around the Presidio. A chapel was constructed in the northwest corner of the compound for the soldiers, their families, and the growing community. The Presidio La Bahia remained an active military establishment through the Spanish Colonial, Mexican Republic, and Texas Revolution eras. After the Texas Revolution the main part of the site was abandoned and began to fall into ruin. The chapel was used as a private home for a short time but was again utilized by the Catholic Church as an active chapel as early as the 1850s and mass has been held continuously on site since that time. In the 1960s, the O'Connor family spearheaded a drive to restore the Presidio and noted preservation architect Raiford Stripling was hired to design and oversee the restoration, which was completed in 1965.

Stripling's drawings on the following page (Figure 3), dated July 5, 1964, illustrate the condition of the presidio and chapel before the restoration, and are entitled Elevations of Presidio after Excavations to 1836 Level. Much of the perimeter walls, barracks, officers' quarters, and other structures are shown in a state of ruin. A dashed line above the ruins depicts Stripling's assessment of the original height of these buildings. A visual comparison of the assumed original structure height against the standing walls in 1964 suggests roughly 1/4 to 1/3 of the original structure remained at that time. The original walls were incorporated into the restoration which extended them with new masonry to Stripling's proposed height. His construction drawings are reportedly among the archive documents kept at the site, but these have not been reviewed by the Historic Sites Division architectural staff as of the date of this report.

The Diocese of Victoria, with assistance from the local community, has operated the site ever since its restoration, depending on earned income to support the operation. Adjacent to the Presidio to the west are an amphitheater, a monument to Ignacio Zaragoza, and a replica home representing Zaragoza's birthplace, all owned and operated by Texas Parks and Wildlife Department. To the south and southeast Goliad County maintains a monument to the "Angel of Goliad" and the Fannin burial memorial.

Phase I Assessment

The property has been well maintained, however plumbing and electrical systems have not been upgraded and are beginning to show their age. Restoration activities took place prior to the advent of ADA regulations so many aspects of the facilities do not meet the Texas Accessibility Standards. This is especially evident in doorway widths and threshold heights. Public restrooms are also undersized and do not meet current standards.

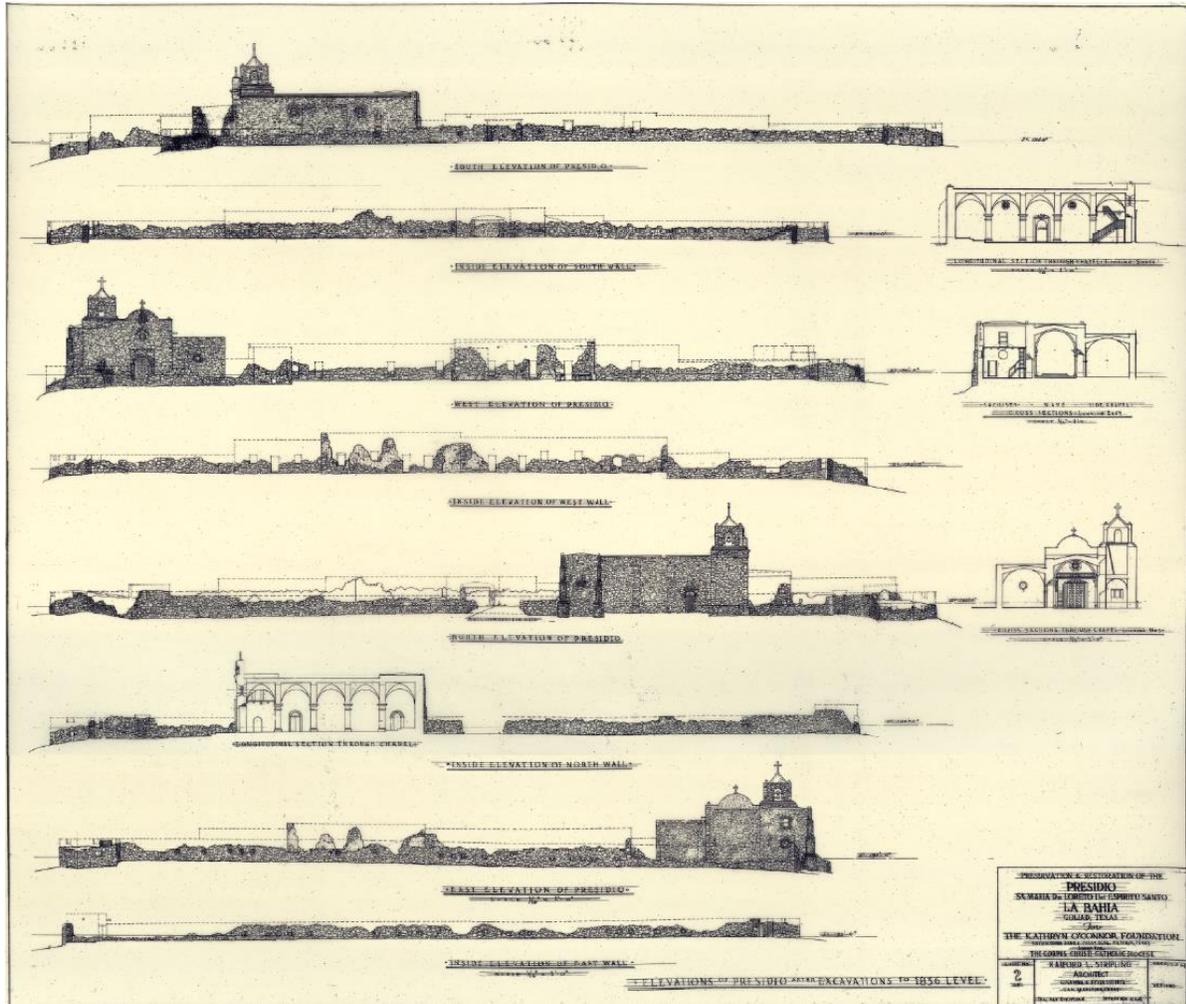


Figure 3 Elevation views of the Presidio prior to restoration

INVENTORY OF COLLECTIONS

The Presidio La Bahia collection features primarily archaeological objects found on site during excavations for restoration. As such, the collection is made up of mostly 18th and 19th century pottery, metal works, and glass. Additionally, there is some artwork, and a few historic documents. There is one bust statue on loan from Goliad State Park, otherwise the exhibits are made up entirely using the permanent collection. All the objects appear to properly

Presidio La Bahia

fit within the scope of interpretation for the site. The scope presently includes 1749 to the end of the Republic of Texas Era, and represents topics such as Spanish colonialism, Texas Revolution, mission and military relations, and the Catholic Church.

BACKGROUND, SIGNIFICANCE, AND INTEGRITY

In response to the French construction of Fort St. Louis, Domingo Ramón occupied La Bahía del Espíritu Santo and in April 1721 founded a presidio upon the ruins of La Salle's Fort. The presidio was named Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo, though the name was commonly shortened to Nuestra Señora de Loreto Presidio; the place was popularly called Presidio La Bahía.

Although the presidio and mission were at least twice moved farther inland, the names, including La Bahía, were retained. La Bahía presidio and mission were reestablished in 1726 on the Guadalupe River near the site of present Mission Valley in Victoria County. In 1749, the mission was moved to the north bank of the San Antonio River while the presidio moved to the south bank near the site of present-day Goliad in Goliad County.

In time a civic settlement grew up around the presidio, and it, too, was known as La Bahía. This village became commercially important as a center for ranching and a transportation hub at the crossroads of the Atascosito Road, the La Bahía Road, and roads from Bexar and El Cópamo. La Bahía, Bexar, and Nacogdoches were thus the most important areas of Spanish settlement in Texas. During the Spanish Colonial and Mexican Republic eras Presidio La Bahia played a role in significant events including the Gutierrez McGee and Long expeditions.

Shortly after the initial battle of the Texas Revolution in Gonzales, La Bahia became a priority objective of the Texians who captured it from the Mexican Military in October 1835. The Presidio was renamed Fort Defiance and along with the Alamo in Bexar became the primary military centers during the Texian Campaign. It was also a site where independence from Mexico rather than a return to the Constitution of 1824 was proposed early in the conflict. Colonel James W. Fannin commanded Fort Defiance until it was abandoned when he withdrew with his command to join Houston's forces on the Colorado River. Fannin and his men were caught in the open during the retreat and fought the Battle of Coleto Creek approximately 9 miles to the northeast of the Presidio at the current site of Fannin Battleground State Historic Site. After his surrender to Mexican forces Fannin and his men were returned to the Presidio and held prisoner until March 27, 1836. That morning the prisoners who were able, were separated into three groups and marched away from the Presidio in three different directions. Within a mile the prisoners were halted, and the Mexican soldiers opened fire, executing the Texians, who were left where they lay. Approximately 40 prisoners, including Fannin, who were too ill or injured to march were executed within the walls of the Presidio and the bodies cremated. In June 1836 Thomas J. Rusk and Juan Seguin were able to visit Goliad with a small number of troops. They collected the remains they could and buried them with honors to the southeast of the Presidio, site of the current Fannin Monument.



Figure 4 Fannin Monument

During the Republic of Texas period and after annexation, the old mission and presidio fell into ruin, but the presidio chapel remained intact and was used first as a residence and then for church services after the Catholic Church regained possession of it in about 1853. This chapel was commonly referred to as "La Bahía Mission," a designation that led to confusion with the actual La Bahía mission, Espíritu Santo, which lay in ruins until reconstructed as a public-works project in the 1930s. Presidio La Bahía and its chapel were restored in the 1960s by the Kathryn O'Connor Foundation.

The area surrounding the site is relatively undeveloped with an excellent viewshed of the surrounding countryside. Presidio Nuestra Señora Santa María de Loreto de la Bahía del Espíritu Santo is believed to be the only restored Spanish presidio west of the Mississippi. The site is also unique in that the presidio and the mission it served have been restored and are intact. The mission, presidio, Zaragoza Birthplace, Angel of Goliad statue and Fannin Monument are all located adjacent or in general proximity, but operated and maintained by different groups, providing tremendous opportunity for collaboration.

Presidio La Bahia



Figure 5 Angel of Goliad

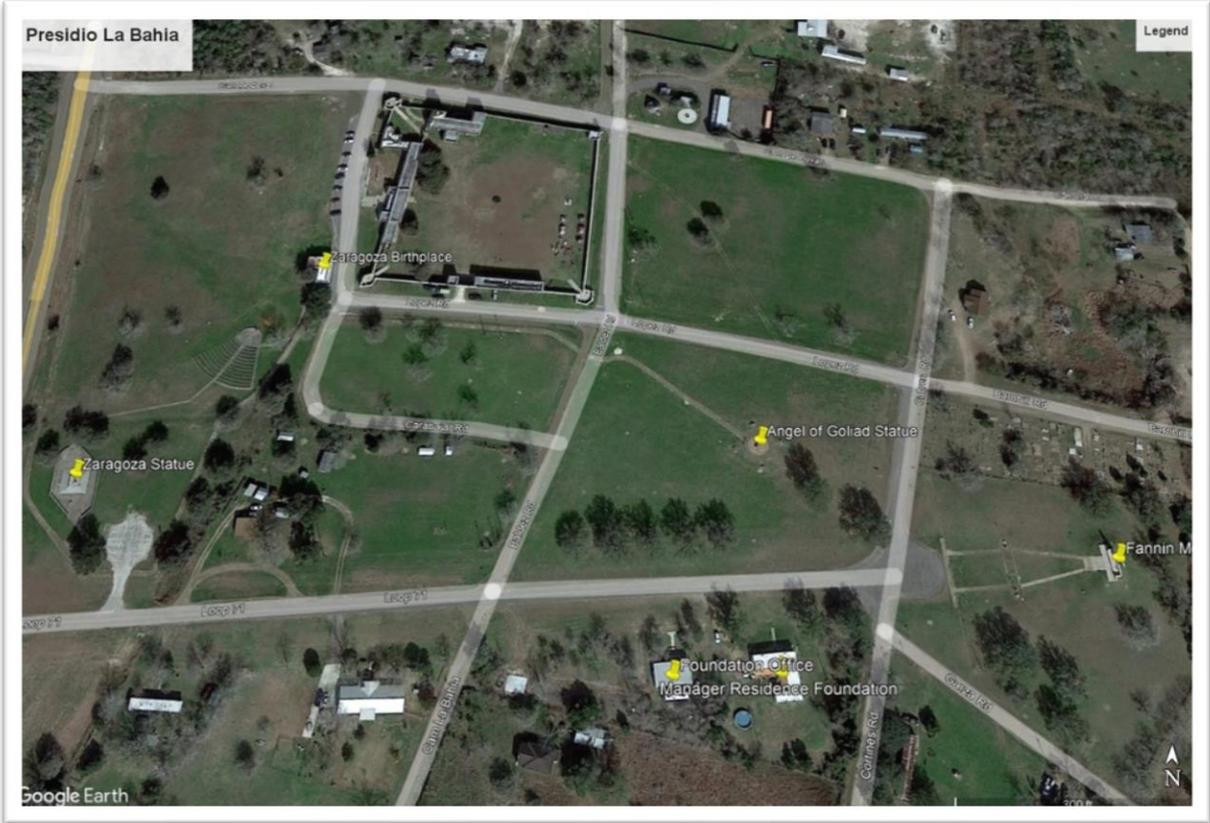


Figure 6 Area around the Presidio

STATEMENT OF WILLINGNESS TO TRANSFER

The Diocese of Victoria represented by Bishop Brendan Cahill is not willing to transfer ownership of the property but has expressed interest in entering into an operational or lease agreement with the THC to operate the Presidio La Bahia as an historic site under THC control.

COMMUNITY SUPPORT

The Diocese of Victoria and the Goliad community are very proud of their heritage and support both the Mission and Presidio La Bahia and their respective stewards. There is an opportunity to create an even stronger partnership between the Texas Historical Commission and the Texas Parks & Wildlife Department while increasing community support for both entities.

EDUCATIONAL POTENTIAL

The Presidio La Bahia presents exceptional and outstanding educational and interpretive opportunities as a potential property under the management of the Texas Historical Commission.

The restored and reproduced structures of the Presidio are firmly based on both its extant remains when the work was undertaken in the mid-1960s, and in its current configuration presents one of the most accurate and immersive settings to interpret an important pivotal point in the Texas struggle for independence. Its natural surroundings and setting would give visitors the best “you were there” experience of any military site from the Texas Revolution in the state.

Additionally, it is the best site in the state to interpret and educate visitors on the system of Presidios associated with Spanish Missions, due to both its physical presence and condition, as well as its proximity to the original Mission Espiritu Santo State Historic Site, currently operated by Texas Parks and Wildlife. It is in fact the only location in Texas where visitors can experience both a fully realized Spanish Presidio and its associated Mission standing together to understand their interrelationship under the Spanish Mission system.

The Presidio La Bahia could easily be developed into an important destination location for many heritage tourists, school and public education groups, and Texas history enthusiasts. It has likely not realized this full potential in the past due to a lack of funding and sufficient staffing.

The facilities at the Presidio offer a wide range of interpretive and educational opportunities for both gallery exhibits and active/interactive programs centering around both the Texas Revolution and the Spanish Mission period. The site offers good potential for over-night immersive programming for all ages.

The existing gallery exhibits are very professionally produced and fabricated, and make excellent use of the gallery space available, and very good use of the large collection of site-specific artifacts to assist visitors in learning about the history of the site over time. These exhibits would still be viable for many years, with some modifications in content and additions of technology-based interactives.

Presidio La Bahia

The Presidio's permanent collection contains only site-specific artifacts, covering all periods of its use and occupation, providing a rare educational opportunity for the visiting public to gain a better understanding of both daily life in the periods it represents, and the role that La Bahia played in the fight for Texas independence that is unequalled elsewhere in the state. Its education and use collections are likewise excellent extant resources for education.

The Presidio La Bahia is a vital lynchpin in interpreting Texas history and educating the public about the important events surrounding the Texas Revolution due to its physical presence, its almost untouched environs, and its excellent collection. From an educational and interpretive perspective it would be an excellent site for consideration of management by the Texas Historical Commission.

NEEDED AND AVAILABLE FUNDING

The Presidio La Bahia visitation averages 21,500 visitors annually, has produced on average \$237,400.00 in earned income over the last five fiscal years of operation with an average annual operating cost of \$218,400.00. The Diocese of Victoria holds a reserve balance fund containing \$175,856.00. In addition, the Presidio La Bahia Foundation and Friends of the Fort hold a very successful annual fund raiser in support of the capital maintenance program.

OPERATING AND DEVELOPMENT COSTS

Operating Costs. Based on current attendance and revenue figures provided by the Presidio La Bahia it would enter operations as a Tier III or Tier IV site and would be complexed with Fannin Battleground State Historic Site. The site would operate a 7-day schedule and its size and complexity of operation would require 7-9 staff.

Anticipated annual budget:

Personnel	\$300,000 to \$350,000 (7-9 FTE)
Operations	\$175,000 to \$200,000

Development Costs. The primary physical needs for the complex include updated electrical and plumbing systems, general accessibility improvements to overcome floor level changes for the disabled, and especially, accessible public restrooms. Other costs would include additional archeology, roof replacements, exterior masonry restoration, appropriate landscaping modifications, interpretive master-planning, and some exhibit updates.

Taken together these items point to a comprehensive project of \$3.5 million over the next 3 biennia. The maintenance and systems upgrade totals \$2.4 million and can be addressed annually with operational funds, Friend's capital maintenance program funds, or maintenance funding. The estimated exhibit upgrades total \$650,000 and can be planned but are not critical at this time. The archeological (\$150,000), professional service (\$160,000) and interpretive master planning (\$150,000) can annually be budgeted and scheduled. If the work were to be subdivided into several smaller projects over a longer period, there would be some lost efficiency, plus escalated construction costs over the extended duration. In this case THC would package the

Phase I Assessment

work in specific trades such as electrical, roofing, plumbing, masonry, landscaping, etc. to attract the interest of qualified general contractors in bidding the project.



Figure 7 South wall with main gate from the parade ground.

ACCEPTANCE CRITERIA CONCLUSIONS AND RECOMMENDATION

As put forward in THC rules (Title 13, Part 2, Chapter 16 Rule §16.3), consideration for accepting a historic property for development as a Texas Historical Commission historic site must be accomplished through addressing the specific criteria listed below.

(1) The property must have recognized statewide or national significance based on the standards of the National Register of Historic Places.

Conclusion: Presidio Nuestra Senora de Loreto de la Bahia is a Registered National Historic Landmark and is significant for the role it played in the Spanish Colonial period and as Ft. Defiance during the Texas Revolution as the site of the mass execution of prisoners by the Mexican Army, commonly known as the “Goliad Massacre.”

(2) The property should be able to provide interpretation of a significant theme or event of Texas history that is not fully represented by the Commission’s existing historic sites or other historic sites accessible to the public. The Commission will strive to maintain a geographic, cultural, and thematic balance in its program.

Conclusion: The site would be the only example of a Spanish Colonial Presidio within the THC system and may be the only such restored site in the western United States. In conjunction with the restored Mission Espiritu Santo operated by TPWD less than 1 mile away, this complex of sites tells a story that can be told nowhere else. The Presidio La Bahia at Goliad is one of the key places of the Texas Revolution and ranks alongside the Alamo, Washington-on-the-Brazos, San Felipe, and San Jacinto. This is an opportunity to cohesively interpret the ill-fated story of James W. Fannin and his command from the walls of Ft. Defiance to their capture at Fannin Battleground and eventual execution in the larger context of the Texas Revolutionary Sites.

(3) The property should have exceptional integrity of location (including surrounding environment), design, material, setting, feeling, and association.

Conclusion: Portions of the site have been in continual use since establishment in 1749. After the execution of Fannin’s men there was local reluctance to reoccupy the larger portion of the Presidio and it began to fall into ruins. The O’Connor Foundation restored the site based on the extant ruins, maps, and existing historic documentation. The Late 19th and 20th century community of Goliad focused development to the north of the San Antonio River so very little now encroaches on the site. The block to the south is privately owned and vacant. The block directly to the east is County owned and vacant. There is some development to the north, but it is minimally intrusive. The ground to the west is vacant from the Presidio to Highway 183 and is owned by the Diocese and TPWD.

(4) The property should have appropriate collections (objects, manuscript material, artifacts) associated with the historic site or necessary artifacts related to the site's history and period of significance should be identified and available.

Conclusion: The Presidio La Bahia collection features primarily archaeological objects found on site during excavations. As such, the collection is made up of mostly 18th and

Phase I Assessment

19th century pottery, metal works, and glass. Additionally, there is some artwork, and a few historic documents. There is one bust statue on loan from Goliad State Park, otherwise the exhibits are made up entirely using the permanent collection. All the objects appear to properly fit within the scope of interpretation for the site. The scope presently includes 1749 to the end Republic of Texas Era, and represents topics such as Spanish colonialism, Texas Revolution, mission and military relations, and the Catholic Church.

(5) The property must be appropriate for use as an interpretive museum or historic site, have high potential to attract and accommodate diverse and new audiences, and be accessible to travelers as well as to the local community.

Conclusion: The Presidio La Bahia facility is equipped for properly exhibiting and storing historic artifact collections. Both the museum and storage facility have recently installed HVAC systems with the ability to adjust temperatures. The storage facility is locked, and exhibit areas have secure cases along with security cameras. There are opportunities for small temporary exhibits using the current cases, as well as in the chapel. Scott McMahon, Executive Director, indicated that they have very few pest issues. The nature of the objects is not likely to attract many pests.

The property has collection items in 3 main locations: the museum, chapel, and a small storage area that doubles as an office space. Most of the objects are on display in the museum in high-quality cases. While no overall inventory database system is in place, all the objects are labelled. The storage area is small, but efficient and has some possibility for growth if additional acquisitions are made. A large selection of replica items that are regularly used for programming and educational purposes are also stored in this space.

(6) The property must be available without restrictions that would limit the Commission's options for preservation and interpretation as a historic site (for example, a life estate retained by the grantor, restrictions against future sale or conveyance, or limits on alterations deemed appropriate by Commission). The Commission encourages the use of easements or other restrictions to ensure the preservation of historic sites.

Conclusion: The current owners of the property, the Catholic Diocese of Victoria, Texas, is very interested in forming a partnership with the THC. The administration of this site would be similar to the operational agreements currently in place with the Admiral Nimitz Foundation and San Jacinto Museum and Battlefield Association where coordination with an invested partner occurs to address a site's administration, stewardship, and interpretation. In a Phase II assessment, any restrictions or limitations on the Commission's administration as stated under this rule will be detailed. The primary restriction at this time under consideration would be the continued use by the Diocese of the Chapel of Our Lady of Loreto to hold weekly services on Sunday evenings at 5:00 pm. While the Diocese would not currently entertain the transfer or acquisition of real property by the THC, they are interested in working with the THC to develop an operating agreement or long-term lease allowing the THC to administrate, interpret, and steward the property. This would allow this critical site to be included in the THC Historic Sites network and allow it to maximize its potential as a significant and pivotal revolutionary site in the THC holdings.

Presidio La Bahia

(7) Financial resources must be available or assured, including an endowment fund where appropriate, or sources of funding must be identified in a comprehensive funding plan to ensure the restoration, interpretation, development, long-term operation and preservation of the site.

Conclusion: The site generated significant earned income, \$237,000.00 annually on average over the last six years, it would not be sufficient for operation and capital improvements without additional THC investment. There is an operational fund for the Presidio with a current balance of \$175,000.00 but the site does not have an endowment.

(8) The property must have the potential for strong supporting partnerships including community support.

Conclusion: The Presidio la Bahia Foundation and the Friends of the Fort provide fiscal and volunteer support respectively. The Diocese of Victoria maintains a parish in Goliad and provides Mass on Sunday evenings at the Senora de Loreto Chapel on site with strong continuing ties to the community. There are opportunities to partner collaboratively with the Texas Parks and Wildlife Department and Goliad County to promote and interpret the site. The site has been very active with the Texas Independence Trail Region, including service on the Board. The site has been well supported by the greater Texas Revolution reenactment community.

Recommendation:

Presidio La Bahia is a defining place for Texans, not only as a key site of the Texas Revolution, but also as a direct link to Texas' Spanish Colonial past. The addition of Presidio La Bahia provides an opportunity to tell a more diverse and comprehensive story across the Texas Revolution Sites, bringing the story of James W. Fannin, his command at Fort Defiance and their defeat at the Battle of Coleto Creek full circle. This will also be a place to connect the stories of the native peoples, Spanish Priests and Soldiers and the impacts on their changing communities. The site is intact and has undergone extensive restoration with a large number of resources available, including historical documentation and documentation of the restoration.

While THC would want to update an Interpretive Master Plan, the current exhibits are appropriate and in good condition, requiring only minor adjustment in the short term. Immediate needs as far as infrastructure on site would be an upgrade to the electrical system, as well as modifications to entry ways and restrooms to meet current code.

The addition of this site will greatly assist in building a visitor experience that provides greater name recognition to THC and facilitates in driving visitor to each site and helps to place the revolutionary sites back as "must see sites" representing a critical and important role in history and assisting in educating Texans and visitors to the state in its rich legacy. Mutual terms and conditions would be set out in an agreement between the Diocese of Victoria and THC. Should a Phase II Assessment be authorized there is also an opportunity to engage with Goliad County and TPWD to bring adjacent publicly owned properties under management of the THC, including the Fannin Monument and the Zaragoza Birthplace.

Phase I Assessment

THC staff finds that Presidio La Bahia meets the primary criteria established for inclusion in the Texas Historical Commission Historic Sites Program and recommends a Phase II Assessment be conducted.

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Phase I Assessment

Appendix:

Presidio La Bahia

Previously completed improvements since 2014

2015	Museum HVAC System	\$15,789
2018	New Electrical Service part 1	\$6,508
2019	Pressure wash, masonry repointing and sealing	\$101,370
2020	Main water line re-routing	\$5,800
2021	New Electrical Service part 2	\$26,976
Total		\$156,443

Need & cost estimates for Phase I Report

September, 2021

Approximate area of conditioned exhibit and support space, excluding Chapel		SF 8750
All new electrical system, downstream of existing service entrances. Panels and branch circuits, & devices, Fire alarm.		\$335,000
Plumbing. All new water & wastewater system.		\$245,000
Interior finish repairs after electrical & plumbing upgrades.		\$55,000
Accessible restrooms: All new restrooms within the original guard house structure on south wall. Modifications to existing restrooms		\$50,000
General accessibility & Accessible Route		
Doors & hardware, floor level changes		\$134,000
Signage		\$15,000
Chapel roof		\$65,000
Plaster & lime wash exterior masonry		\$200,000
Landscaping/irrigation		\$80,000
Site furnishings		\$40,000
Exterior lighting		\$80,000
Subtotal Cost of the Work - Subcontracts		\$1,299,000
General Conditions of the Contract		20%
Construction Contract		\$259,800
Construction Contract		\$1,558,800
Project Contingency for unknown conditions		20%
CONSTRUCTION PROJECT in 2021 dollars		\$311,760
CONSTRUCTION PROJECT in 2021 dollars		\$1,870,560
Labor & Material cost escalation through 2026 (5 year	5	4.5%
Location and complex project factor		5.0%
		\$420,876
		\$93,528
CONSTRUCTION PROJECT in 2026 dollars		\$2,384,964
NON-CONSTRUCTION COSTS		
Archeology		\$150,000
Architecture/Engineering		\$160,000
Interpretive Master Plan		\$150,000
Exhibit update		\$650,000
TOTAL NON-CONSTRUCTION COSTS		\$1,110,000
GRAND TOTAL, calculated		\$3,494,964
GRAND TOTAL, rounded		\$3,500,000



TEXAS HISTORICAL COMMISSION

Item 14.3
Texas Historical Commission
Quarterly Meeting
October 29, 2021

Consider approval to cure the discrepancy in an existing utility easement for CenterPoint Energy Houston Electric, LLC at Varner-Hogg Plantation State Historic Site

Background:

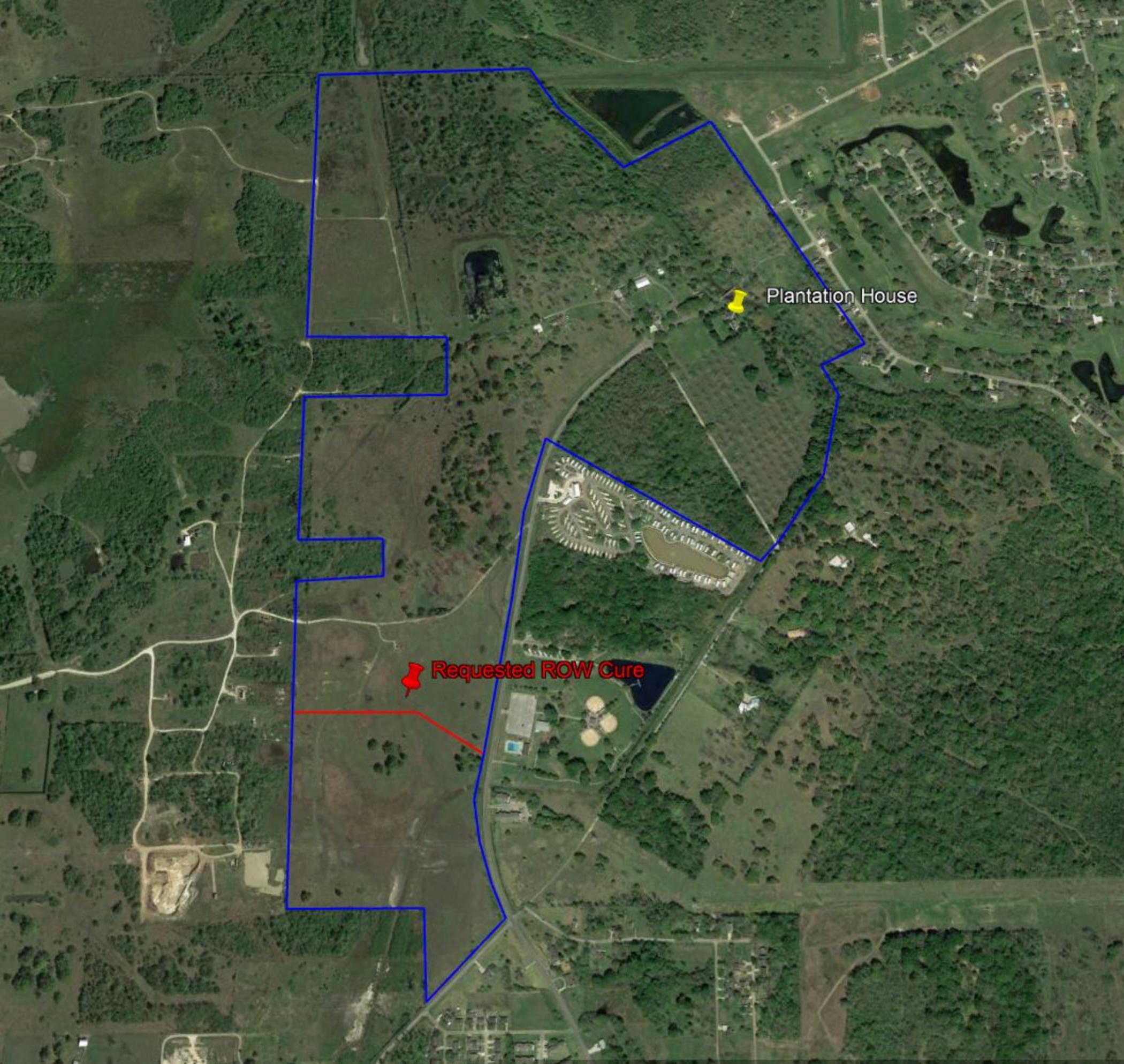
The original electrical easement was recorded in the 1970's. When reviewing the documentation, CenterPoint Energy discovered a discrepancy in that approximately 1300 feet did not have a correct *Right of Way* (ROW) easement recorded. The electrical transmission line has been in place since the 1970's and this vote is to cure this discrepancy. CenterPoint Energy will compensate the THC \$6500 for this ROW access.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend approval of the cure for the discrepancy of this utility easement at Varner-Hogg Plantation State Historic Site, as shown on the attached map.

Suggested Motion (Commission):

Move to approve the cure for the discrepancy of this utility easement at Varner-Hogg Plantation State Historic Site, as shown on the attached map.



Plantation House

Requested ROW Cure

made a part hereof, and which is out of, and a portion of, the following described lands owned by Grantor, to wit:

That certain 230.5652-acre tract of land in the Martin Varner League, Abstract 133, and in the Josiah H. Bell Survey, Abstract 40, Brazoria County, Texas, being the same property described in a special warranty deed from Ann C. Locke to the Texas Historical Commission, dated July 29, 2008 and filed for record in County Clerk's File No. 2008038786 of the Official Public Records of said County and State, hereinafter referred to as "Grantor's Property".

Grantor, its successors, heirs, and assigns, shall not construct, or permit to be constructed, any type of structures, including, but not limited to lakes, ponds, or any other type of water retention area, or recreation area, within the boundaries of the Easement Area, regardless of size, kind, or nature, save and except agricultural or commercial fences, as defined hereinbelow without the express written consent and approval of Grantee. The permitted construction of said agricultural or commercial fences, defined for the purposes of this Easement, shall be limited to those fences that are installed across the Easement Area in a near perpendicular fashion, but not along and longitudinally within the Easement Area, for the sole purpose of farming, ranching or commercial business. Said fences shall be constructed in a manner that permits the movement of the fence and shall only consist of wooden or metal poles and chain link or barbed wire fencing with gates or gaps, twenty four feet (24') in width, which shall be located at or near the centerline of the Easement Area. Any and all fences constructed of concrete, bricks, rocks, or any other material of like kind, are considered permanent structures and are strictly prohibited. Fencing for any purposes other than those mentioned hereinabove,

including the fencing of residential lots within the boundaries of said Easement Area will not be permitted.

Grantor, its successors, heirs, and assigns, shall not change the natural grade or elevation of the ground surface located within the Easement Area without the express written consent of Grantee.

Except for the agricultural or commercial fences permitted herein, the Easement Area herein granted shall be unobstructed and Grantor herein grants the following rights unto Grantee:

- (1) Grantee shall have reasonable rights of ingress and egress to, from, and along the Easement Area and across Grantor's Property adjoining thereto, for the purposes of constructing, reconstructing, inspecting, maintaining, and hanging additional wires and cables and/or changing the size thereof, and removing said electrical and communication facilities and appurtenances;
- (2) Grantee shall have the right to use Grantor's existing roadways, driveways, and trails to reach the Easement Area during the initial construction period, during future maintenance thereof, and thereafter during any emergency condition existing on the Facilities; Additionally, Grantee shall have the right to drive Grantee's construction vehicles on the closest adjacent dry ground around creeks, ponds, lakes, or standing water which crosses or encroaches upon the Easement Area. In connection with the aforementioned usage, any damage resulting therefrom to Grantor's land, roads, crops, culverts, fences, trees, houses, barns, buildings, equipment, livestock, or any other unspecified damages herein, Grantee shall be responsible for correcting such damage either by replacement, repair, or cost of replacement or repair;

(3) Grantee shall have the right to remove all trees and shrubs from the Easement Area and to cut and trim all limbs of trees that intrude into the Easement Area from Grantor's Property immediately adjoining thereto; and further, to remove from the Easement Area all other obstructions which may, in the sole opinion of Grantee, interfere with Grantee's rights of ingress and egress and which otherwise would endanger or interfere with the safe and efficient operation and maintenance of Grantee's Facilities.

The rights granted in the preceding paragraphs are in addition to and shall not detract from other rights granted herein.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto said Grantee, its successors and assigns, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to warrant and forever defend all and singular the above described Easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

THE TERMS, CONDITIONS AND PROVISIONS CONTAINED HEREIN CONSTITUTE THE COMPLETE AND FINAL AGREEMENT BETWEEN GRANTOR AND GRANTEE, (COLLECTIVELY THE "PARTIES") WITH RESPECT TO THE SUBJECT MATTER HEREOF AND SUPERSEDES ALL PRIOR AGREEMENTS, REPRESENTATIONS AND UNDERSTANDINGS OF THE PARTIES AND, BY GRANTOR'S SIGNATURE AFFIXED HERETO AND GRANTEE'S USE OF THE EASEMENT, THE PARTIES EVIDENCE THEIR AGREEMENT THEREOF. NO ORAL OR WRITTEN AGREEMENTS MADE OR DISCUSSED PRIOR TO, OR SUBSEQUENT TO, THE EXECUTION OF THIS EASEMENT SHALL SUPERSEDE THOSE CONTAINED HEREIN. ANY AND ALL REVISIONS, AMENDMENTS AND/OR EXCEPTIONS TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THIS EASEMENT SHALL BE IN WRITTEN, RECORDABLE FORM AND EXECUTED BY BOTH PARTIES, OR THEIR RESPECTIVE SUCCESSORS OR ASSIGNS IN ORDER TO BE DEEMED VALID.

EXECUTED this _____ day of _____, 2021.

Texas Historical Commission, the state agency for historic preservation

By: _____
Signature

Name typed or printed

Title

STATE OF TEXAS }

COUNTY OF }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of the Texas Historical Commission, the state agency for historic preservation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ()he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said agency.

Given under my hand and seal of office this ____ day of _____, 2021.

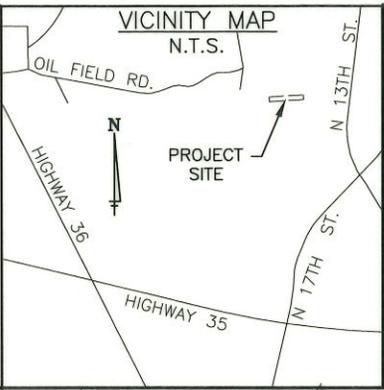
Notary's Signature

Name typed or printed

Commission Expires: _____

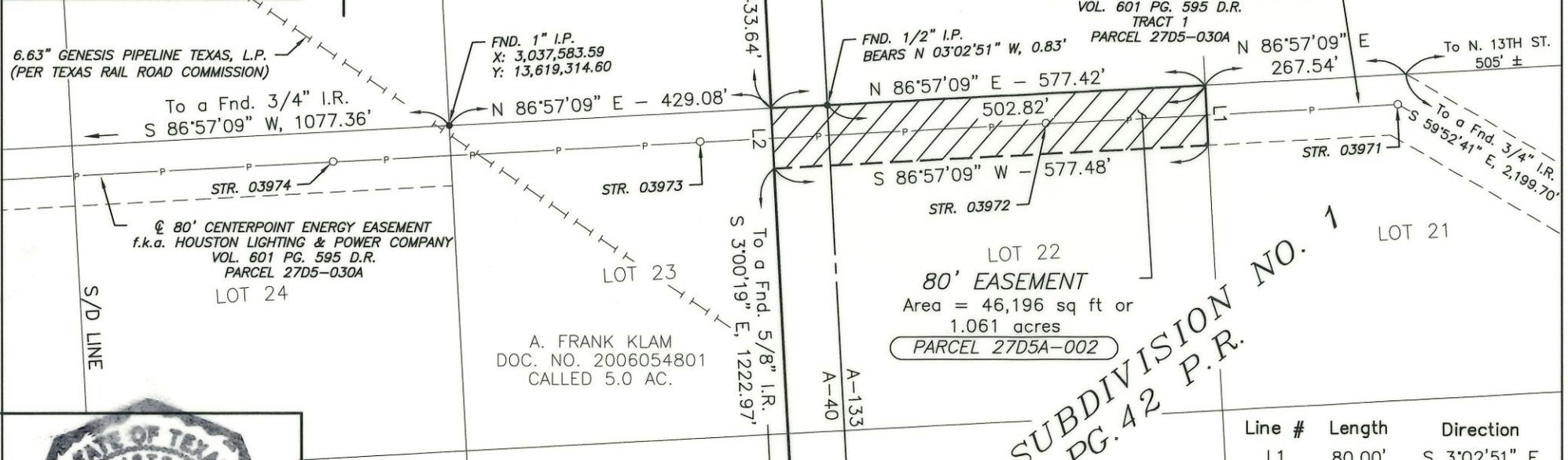
AFTER RECORDING RETURN TO:

**SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P.O. BOX 1700
HOUSTON, TX 77251-1700**



MARTIN VARNER LEAGUE A-133

TEXAS HISTORICAL COMMISSION
DOC. NO. 2008038786
CALLED 230.5652 AC.



JOSIAH H. BELL SURVEY A-40

J.S. HOGG'S SUBDIVISION NO. 1
VOL. 1 PG. 42 P.R.

Line #	Length	Direction
L1	80.00'	S 3°02'51" E
L2	80.00'	N 3°00'19" W
L3	73.45'	N 86°57'03" E

- Notes: LOT 27
- ALL DISTANCES SHOWN HERON ARE SURFACE DISTANCES IN U.S. SUREY FEET AND MAY CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE SCALE FACTOR 0.99987.
 - GRID COORDINATES AND BEARINGS REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, DEFINED IN THE TEXAS NATURAL RESOURCES CODE, SECTION 21.071, ET SEQ, AND ARE BASED ON THE HOUSTON VRS NETWORK.
 - VARIOUS PIPELINES MAY EXIST WITHIN EASEMENT AREA THAT ARE NOT SHOWN.

100 0 100 200 300
SCALE IN FEET

NOTE: THE EXTERIORS OF ALL EASEMENTS ARE TO INTERSECT WITH THE EXTERIORS OF ALL ADJOINING EASEMENTS OR WITH ADJOINING PROPERTY LINES.

REV.1: JOB NO.	BY:	DATE:	REV.2: JOB NO.	BY:	DATE:
EASEMENT - UNOBSTRUCTED		LAST PLOT DATE: 6-16-2021			
COUNTY: BRAZORIA		DRAWN BY: JMG			
SURVEY DATE: 5-4-2021		MAP NO: 5233B			
SCALE: 1" = 200'		JOB NO: 92203297			
FILE NO. - BOOK: 2021		CHECKED BY: JJC			

CenterPoint Energy
SURVEYING & RIGHT OF WAY
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222
Firm Number: 10027400
SKETCH NO. 21-0281C

TEXAS HISTORICAL COMMISSION

Item 14.4

Texas Historical Commission
Quarterly Meeting
October 28, 2021

Consider approval of the acquisition of the 1850s Seamon O. Eidman House adjacent to the San Felipe de Austin State Historic Site

Background

The Seamon O. Eidman House ca. 1850s located at 147 3rd Street, San Felipe, Texas 77474 is being offered for sale by the Fort Chadbourne Foundation. The house is south of the San Felipe de Austin SHS with direct sight lines to the Visitor Center and Villa de Austin. The home sits on approximately one acre and has a modern addition to the rear of the historic home that would be suitable as a site residence. The older portion of the home would be utilized as an event/rental center. The sale price is \$340,000 and the property would be acquired through Capital Funding Authority.

Suggested Motion (Committee):

Move that the committee send forward to the Commission recommending the authorization to acquire the Seamon O. Eidman House for inclusion in the operation of the San Felipe de Austin State Historic Site.

Suggested Motion (Commission):

Move to authorize acquisition of the Seamon O. Eidman House for inclusion in the operation of the San Felipe de Austin State Historic Site.



A Brief History of the Eidman/Lambert House, San Felipe

Not a lot of specific information is known about the construction of the Eidman House. The best information comes from genealogical sites, cemetery info and a minimal application to the THC in the early 1960s for a Texas State Historical Landmark designation (the medallion initially issued was a source of conflict with the landowners over several decades as they tried to replace it after reporting it stolen – changes in the application process and the addition of the modern apartment to the back of the historic structure were the primary issues).

Simon O. Eidman Migration

German immigrant Simon Eidman arrived in Texas in the early summer of 1846 intending to make a land claim in the developing German settlements around New Braunfels. He brought a wife and several children with him. The Eidman family landed at Galveston, took a wagon through Houston and ended up at San Felipe in June. Some of the traveling party were suffering ill health effects from the journey, so Simon determined to explore this area and debate his options. The family moved into an unoccupied log cabin. Soon after Simon took gravely ill and would die in late September, preceded in death by his young daughter Elizabeth (7 years old). Elizabeth is noted as the oldest marked burial in the historic San Felipe cemetery, with her father just weeks behind her. Several other Eidman family members (mostly children of Simon) were buried in the cemetery between 1859 and 1877.

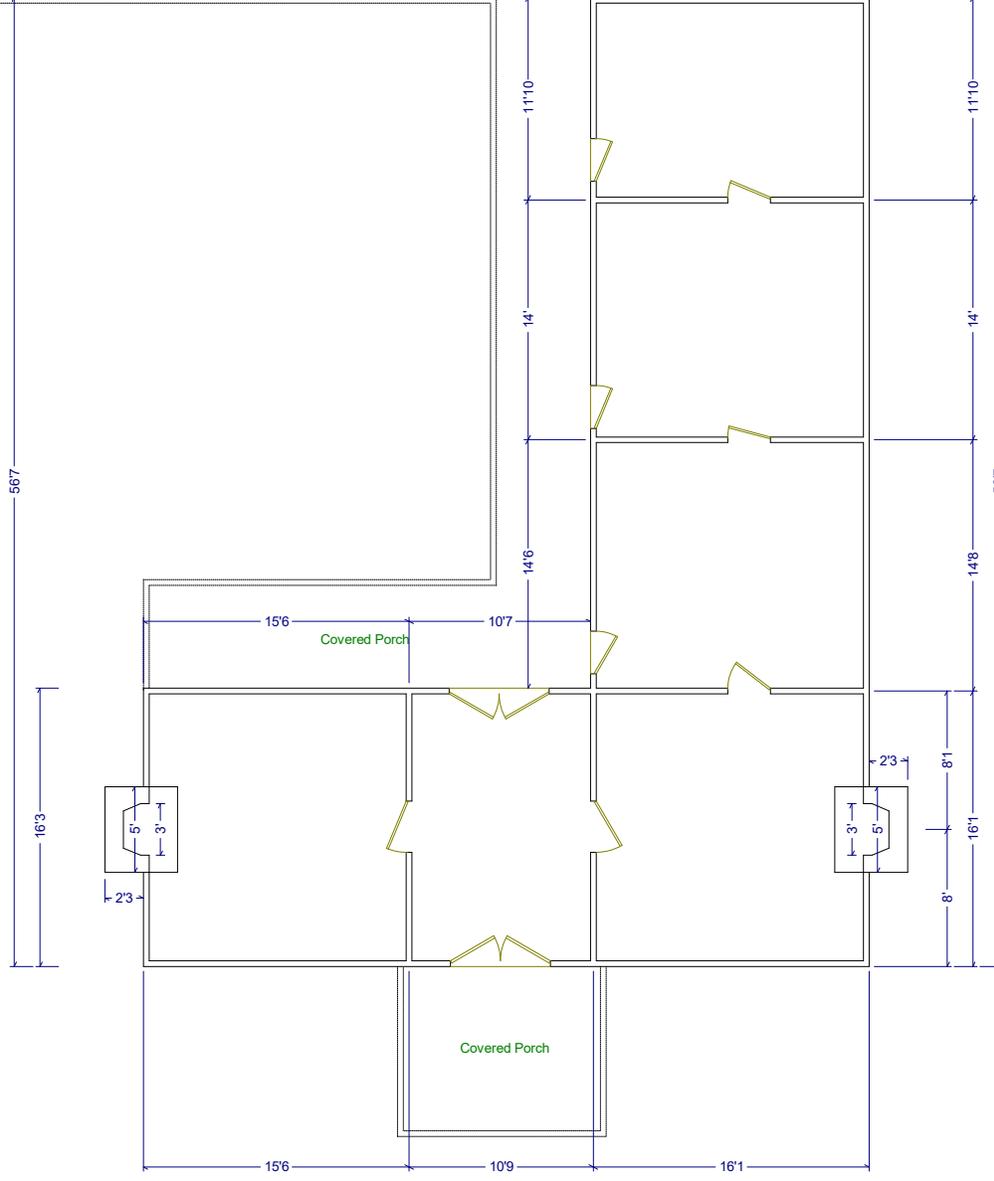
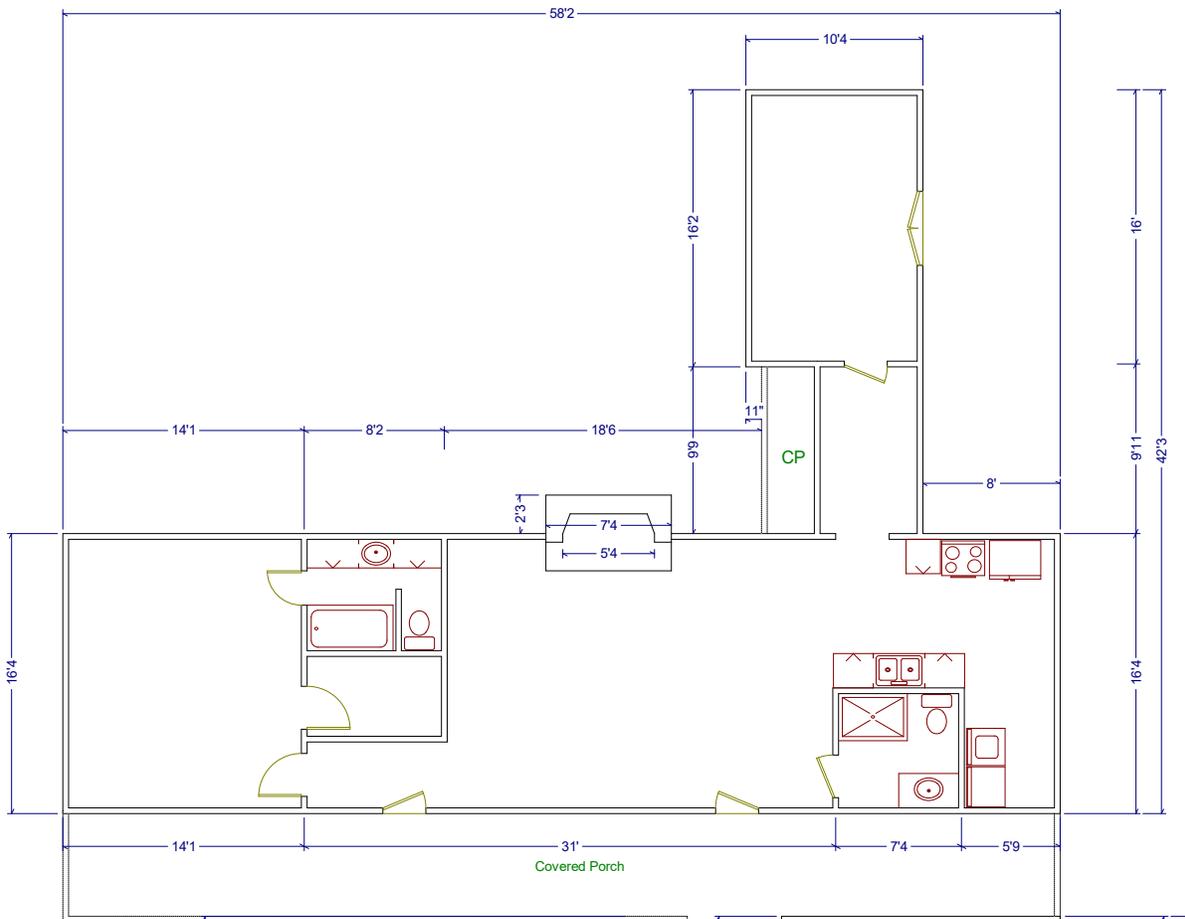
Widowed mother Kathryn (Katherine/Catherine) Kraft Eidman and oldest son Seamon O. Eidman (born 1832 in Germany) were thrown by the death of the patriarch and ended up staying in the area to evaluate options. Ultimately, Kathryn seems to have misplaced or disregarded their paperwork intended to support a land claim near New Braunfels. Seamon was elected as a Justice of the Peace in 1860 before the approaching Civil War. He ultimately spent some time in Fayette County (La Grange and Fayetteville) before finally settling in Georgetown (Williamson County) in his late 40s. Seamon lived to 96 and spent the last 25 years of his life in Bay City (Matagorda County), where he was celebrated and interviewed about his long life in Texas.

Both father and son are frequently referenced as S.O. Eidman. The slight variant in their first name made Seamon an S.O. Eidman, Sr. when he named his son after himself. While the exact date of the Eidman home's construction is not known, the Eidman association would have to be affiliated with Seamon for whom the decade of the 1850s would be include most of his 20s. This puts a possible range of construction at roughly 1850-1875 presuming he initiated it. The Greek-Revival style architecture of the home would suggest the 1850s which seems to fit the timeframe of the family's occupation of the town. Seamon left a short journal and commented on the few scatterings of buildings at San Felipe when the family arrived in 1846, noting that "Sam Houston had burned the town just a few years before." He mentioned moving into the existing log cabin, owned by a local "doctor" who later took pity on the family and sold them 8 town lots. Seamon and one of his brothers became successful teamsters in the succeeding years, and he describes building a new home (but notes it as 1 and ½ stories) and says one bedroom was painted by a traveling German landscape painter. The association with the current Eidman home may come from this early construction or perhaps the family later purchased this home.

There is a later association of the home with a Louisianan by birth – Felix Lambert – who moved his family to the town around 1879/1880. By this time Seamon O. Eidman, Sr. had relocated to Georgetown.







TEXAS HISTORICAL COMMISSION

Item 14.5

Texas Historical Commission
Quarterly Meeting
October 29, 2021

Consider approval of a resolution in support of the Dark Sky Certification at Texas Historical Commission State Historic Sites

Background:

The Friends of Fort McKavett have been pursuing Dark Sky certification over the past year. To move forward with the certification, it is required to have an approved resolution in support of the program from the Texas Historical Commission. The overall objective is to preserve the night sky from light trespass and to utilize methods to protect its visibility and enjoyment for landowners and visitors. The Texas Historical Commission will encourage outdoor lighting fixtures and practices that follow up-to-date suggested guidelines and use available technologies for efficient, cost-effective, non-intrusive lighting at its historic sites and will work with its partners to educate and encourage landowners, businesses, resident communities, and public entities to join this commitment to reduce light trespass.

Suggested Motion (Committee):

Move that the committee send forward to the Commission and recommend approval of the resolution in support of the Dark Sky Certification Texas Historical Commission State Historic Sites.

Suggested Motion (Commission):

Move to approve the resolution in support of the Dark Sky Certification Texas Historical Commission State Historic Sites.

RESOLUTION
of the Texas Historical Commission
in support of the International Dark Sky Places Program

Be It Resolved by the Texas Historical Commission as follows:

WHEREAS the Texas Historical Commission recognizes that the agency's historic sites are renowned for their diverse ecosystems, ethics for land stewardship, rich cultural heritage, and breathtaking scenic beauty; and

WHEREAS the increased use of land for recreational and non-traditional agricultural uses in recent years has placed greater focus on the community economic and financial benefits of the region's scenic beauty, wildlife, and open space, making activities such as tourism, outdoor recreation, hunting and fishing important to many community members; and

WHEREAS due to the above-described increased use of land, accompanying light trespass from night lighting fixtures has been steadily on the rise, negatively impacting the natural environment and the quality of life of the people in this region by, among other things, reducing night sky visibility and enjoyment for landowners and visitors alike; and

WHEREAS the Texas Historical Commission is committed to supporting practices that limit or minimize light trespass from night lighting fixtures to protect the beauty of the night skies and allow others the full benefit and use of their private property.

NOW, THEREFORE, be it resolved that the Texas Historical Commission will encourage outdoor lighting fixtures and practices that follow up-to-date suggested guidelines and use available technologies for efficient, cost-effective, non-intrusive lighting at its historic sites and will work with its partners to educate and encourage landowners, businesses, resident communities, and public entities to join this commitment to reduce light trespass.

PASSED AND ADOPTED at a regular meeting of the Commissioners of the Texas Historical Commission held on October 29, 2021, by the following vote:

Ayes: _____ Nays: _____ Absent: _____

Chairman, Texas Historical Commission

ATTEST: _____

Secretary, Texas Historical Commission