

FY 2022 TPTF GRANT FUNDED PROJECT OVERVIEWS

On February 7, 2020, the THC received 42 grant applications requesting over \$1.1 million in grant funds for FY 2021. Twenty-eight projects were selected from the initial application stage to proceed to the project proposal stage. Twenty-four project proposals were submitted to the THC in July 2020. However, in preparation for the 87th legislative session, Texas state agencies were directed to reduce their general revenue by 5 percent. For the THC, this resulted in the loss of funds earmarked for the FY 2021 TPTF grant awards. On October 28, 2020, the Texas Historical Commission conditionally approved the grant awards and stated that final awards would be considered if funding comes available. By the end of the legislative session, the legislature returned the 5 percent to the agency. In July 2021, the THC formally awarded \$248,625 to 11 projects. The grant projects are now considered the FY 2022 grant projects due to funding for these projects becoming available on September 1, 2021 (beginning of the FY 2022 state fiscal year).

ARCHEOLOGY PROJECTS:

Yegua Knobbs Site (41LE353), Bastrop and Lee Counties

Grant award: \$5,436.50

Project Summary: The objective of the project is the documentation and conservation of the remains of a pottery manufacturing business in operation from late 1850s to the 1880s. The ultimate goal of the project is to provide information necessary for the management and protection of the site in perpetuity.

Harrison Greenbelt Archeological Site, Donley County

Grant award: \$7,500

Project summary: This curation project will focus on the artifacts from the Harrison Greenbelt Site, a field school investigation by the Texas Archeological Society in 1996. Artifacts and records from the Texas Archeological Society field school are in storage. The excavations amassed 81 boxes of artifacts and 48 linear inches of records. These artifacts and records will be processed for safe keeping at a certified curation facility and analysis completed. Curation preparation would include processing artifacts for analysis plus supplies. Specialized analysis and dating will be accomplished by specialists.

HERITAGE EDUCATION PROJECTS:

Ancient Landscapes of South Texas, Regional

Grant award: \$30,000

Project summary: *Ancient Landscapes of South Texas at the Nexus of Natural and Cultural History* project is based on earlier and on-going research conducted through The Community Historical Archaeology Project with Schools (CHAPS) Program at the University of Texas Rio Grande Valley. This initiative wants to highlight and promote the long and rich natural history of the borderland region that we define as the Lower Rio Grande Valley Heritage Corridor, and how it shaped the lives of Native Peoples who lived here since the end of the Pleistocene. A story that is largely untold. six years ago, the program's first foray into locally focused place-based education and research dealt with the Native Peoples of South Texas. It resulted in a popular book titled, *The Native American Peoples of South Texas*. Over the intervening years our understanding of the natural and cultural history of the region has expanded and become more nuanced. Stretching along the five counties (Cameron, Hidalgo, Starr, Zapata, and Webb counties) of the Lower Rio Grande Valley Heritage Corridor, we have evidence that for 12,000 years inhabitants have adapted to the natural landscape and have benefited from its resources. The Ancient Landscapes initiative expands on that

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earlier work and will expose scholars, students and the general public to our perceived harsh natural landscape and provide insights into the nexus of natural and cultural history.

TXBox Education Outreach Material Development, Hays County/Central Texas

Grant award: \$16,951

Project summary: Grant funds will be used for Phase I of the project to develop multiple “Central Texas” region boxes. Each TxBox will be a self-contained mini museum that can be loaned to any requesting school with a fully pre-paid return label for shipment back to the Center of Archaeological Studies. Our vision is these materials will provide schools with equivalent educational experiences they may receive from a small museum visit, but without the field trip and admission costs, and reach students in rural schools where local museum presence is sparse and Title I schools where field trip funding may be limited. Our team includes faculty from the Texas State Curriculum Development and Instruction Department to ensure that materials developed will provide outreach on archaeology, importance of preservation, and Texas past; but also satisfy Texas Education TEKS for 4th and 7th grade related to Texas History.

ARCHITECTURE PROJECTS:

Mission San Jose, San Antonio, Bexar County

Grant award: \$30,000

Project summary: The scope of the proposed planning project is to create construction documents for a multi-phased exterior preservation program for the eighteenth-century church of Mission San José y San Miguel de Aguayo (Mission San José). The goal is to design and implement effect solutions to ongoing moisture infiltration issues at the masonry walls and roofs, site drainage issues, and structural repair needs at the bell tower. The planning project deliverables will be a full set of Construction Documents (drawings and specifications) with recommended construction phasing approach. All recommended treatments will follow the Secretary of the Interiors Standards for the Treatment of Historic Properties.

Draughton-Moore Ace of Clubs House, Bowie County

Grant award: \$30,000

Project summary: Utilizing funds awarded through the Texas Preservation Trust Fund and funds of \$13,000 from a grant awarded in April 2020 by the National Daughters of the American Revolution, our project will focus on replacing the most at-risk windows. The windows are wood double hung with one-over-one sash. The majority of the seventy-seven (77) windows exhibit major paint and glazing putty failure. The wood sill piece on many windows has warped in such a way that water is being directed toward the interior of the window and into the wall, with noticeable damage to interior walls. Nearly every piece of glass examined was loose in its sash. Many upper sashes have dropped and/or have a sagging lower rail. Immediate funding will increase the ability of TMS to work with Phoenix to best meet the Secretary of the Interior’s Standards and Guidelines and salvage as much of the original materials possible.

Sebastopol House Museum, Seguin, Guadalupe County

Grant award: \$30,000

Project summary: Project is for a master plan:

- Collection of Base Data: Architexas will review historical drawings, photographs, published information, drawings of current conditions, prior master plan, and any other available pertinent data collected by the city. Architexas will photographically record the building exterior, site, and selective interior spaces and existing conditions in the building.
- Historical Development Document: a) A listing of previous related buildings (out buildings, annexes, storage buildings, etc.), history of the architect and builder; b) Identification of significant historical events that occurred at the current building or grounds; c) Collection of all available historic photographs; d) Measure the building and prepare CADD drawings of the existing floor plans, original plans, and elevations (HABS drawings are available for use as base plans and elevations); e) Document later modifications to

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- the building, provide a narrative description, annotate drawings, and provide a chronology for dates of alterations; f) List the building's historic designations and deed covenants as applicable.
- Evaluation of Existing Conditions: Architexas and its team of consultants, will conduct an examination of the building to fully describe the building and surrounding grounds as they exist today. The survey will be based on a format that was established by the National Park Service and will be a full and thorough evaluation of the conditions of building and site elements. The findings will be organized into three general categories, Description/ Construction, Existing Condition, and Recommendations for rehabilitation. Prioritizing the conditions will help direct the available funding and define the phases. The findings will then be classified into the following priorities: Level 1 – Critical, Level 2 – Serious, Level 3 – Minor. The detailed examination of the building will include site, building exterior, building interior, and building systems. ADA survey, building code survey, material testing and analysis, and space use analysis all to be conducted.
- Building Rehabilitation Recommendations: Architexas will prepare detailed recommendations addressing all major deficiencies, space use, system upgrades and restoration of significant architectural features and spaces. Alternative recommendations will be developed if appropriate. All recommendations will be consistent with the Secretary of the Interior's Standards for Rehabilitation.
- Functional and Space Plan Recommendation: Architexas will prepare conceptual exterior and interior rehabilitation design drawings which will respond to the functional requirements of the program and preservation/rehabilitation requirements of the existing facilities survey. The schematic drawings will consist of floor plans, restoration elevations and a Site plan.
- Cost Estimates: Architexas will prepare a cost estimate of the restoration and rehabilitation recommendations. Architexas will also prepare a cost estimate for items that are in serious or critical condition and should be repaired or replaced within the next 5 years. This estimate will assist the city in evaluating costs that the city will incur within that time frame.
- Phasing Strategy: Architexas will develop a phased scope of work for the building rehabilitation based on the recommended priorities, projected funding available and the needs of the city.
- Maintenance Plan: Architexas will outline a plan and regular schedule for building maintenance.
- Master Plan Report Compilation: Architexas will compile the findings of the research, evaluation, cost estimates and phasing strategy.

LULAC Council Clubhouse, Houston, Harris County

Grant award: \$16,437.50

Project summary: Grant funds will be for Phase 4 of the Clubhouse restoration that C60, Inc. calls upon the assistance of the Texas Preservation Trust Fund to fund \$16,437.50. For Phase 4, C60, Inc. plan on Kerry Goelzer and Associates, LLC for architectural services and to continue with Cerritos Construction Company which to date has proven to be able to deliver high-quality work on time. Our target project completion date is June 2022.

The project will fund the following:

1. Architectural Design Services
 - a) Provide interior design plans including lighting and plumbing layouts.
 - b) Consultation with engineers regarding mechanical and structural plans.
2. Engineering Consulting Services
 - a) Prepare design plans for structural and review sub-contractor materials.

Old Leon County Jail, Centerville, Leon County

Grant award: \$30,000

Project summary: The purpose of this project is to restore the remaining exterior masonry from the upper string course (occurring below parapets) to the ground. Plans and specifications have been prepared to the 95 percent completion level and are included in this grant application. The remaining 5 percent includes standard contract forms and establishment of important dates such as the date for receipt of bids.

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The project will include pointing of almost all mortar joints, the joints have either been inappropriately pointed after initial construction, or they are in an eroded state. There are inappropriate patches of brick units which needs replacement. There are a relatively small number of cracked or damaged brick requiring replacement. Iron bars at window openings have flat plates embedded in the masonry jambs which have caused bricks to become dislodged and significant voids are present.

The masonry restoration project is divided into four parts; the base bid includes the south elevation (front) and three alternates address the other three elevations. This project will be limited to masonry restoration. Later exterior projects may include window restoration, removal of surface mounted electrical items and replacement with underground service, door restoration, and painting of iron work.

Dr. James Lee Dickey House Museum and Multipurpose Center, Taylor, Williamson County

Grant award: \$30,000

Project summary: Grant funds will be used to rehabilitate, reconstruct and/or repair 31 windows that will complete the exterior envelope.

There are four windows on the West Elevation must be reconstructed in-kind, four windows on the South Elevation, no windows on the East Elevation and six on the North Elevation. This totals 14 windows that were removed by a previous owner.

Repairs and restoration are needed for six windows on the South Elevation, four on the East Elevation plus one between the kitchen and the enclosed back porch. On the North Elevation, seven windows require restoration, totaling 17 restored windows resulting in 31 windows on this historic home that needs its own windows to the world.

Four porches and steps/stairs will be reconstructed with funds from additional grants, and the construction of the new handicap ramp with a handrail to the front porch.

Manual Sanchez House, San Ygnacio, Zapata County

Grant award: \$22,300

Project summary: The Scope of Work for the restoration planning of the Manuel Sanchez House in San Ygnacio, Texas, would include the following components:

1. Conditions Assessment to document the current state of ruin of the building;
2. Preservation Master Plan, which would prioritize immediate objectives to stabilize the building, a maintenance check list, objectives to complete a full restoration, and details about the project's impact on local, regional, and state preservation efforts;
3. Construction Drawings detailing work to be performed at each stage;
4. Site Specific Preservation Specification, to share with a future owner, county historical commission, local landmark committee; and
5. Architectural History Report, which would detail the historical significance of the location, its context in the regional development, and the use of traditional materials in the building's development.