

Architecture Committee

February 1, 2022



TEXAS HISTORICAL COMMISSION

**AGENDA
ARCHITECTURE COMMITTEE**

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

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

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

1. Call to Order — *Committee Chair Limbacher*
 - A. Committee member introductions
 - B. Establish quorum
 - C. Recognize and/or excuse absences
2. Consider approval of meeting minutes for the Architecture Committee Meeting of October 28, 2021—
Limbacher
3. Division of Architecture update and Committee discussion – *Graham* (Item 11.1)
4. Adjournment — *Limbacher*

TEXAS HISTORICAL COMMISSION

ARCHITECTURE COMMITTEE

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

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

Committee members in attendance: Chair Laurie Limbacher, and Commissioners Monica Burdette, Garrett Donnelly, Tom Perini

Committee members absent: Commissioners Earl Broussard and Lillia Garcia

1. Call to Order

The meeting was called to order at 9:48a.m. on October 28, 2021, by Committee Chair Laurie Limbacher. She announced the meeting had been posted to the *Texas Register*, was being held in conformance with the Texas Open Meetings Act, Texas Government Code, Chapter 551 and that the notice was properly posted with the Secretary of State's Office as required.

A. Committee member introductions

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

B. Establish quorum

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

C. Recognize and/or excuse absences

Commissioner Monica Burdette moved to approve the absences of Commissioner Lilia Garcia and Commissioner Earl Broussard. Commissioner Tom Perini seconded the motion which passed unanimously.

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

Chair Limbacher called for a motion to approve the minutes of the July 26, 2021, Architecture Committee meeting. Commissioner Burdette motioned and Commissioner Tom Perini seconded the motion, which passed unanimously.

3. Division of Architecture Update and Committee Discussion

Division of Architecture Director Bess Graham provided a divisional review of programs and a staffing update. Lisa Harvell, Texas Preservation Trust Fund Program Coordinator presented an update and recap of the fiscal year 2020 grant round. She noted the THC funded 16 projects, 11 of which were in the Architectural Category. Ms. Harvell advised that 7 projects were complete by the initial deadline of August and 4 projects requested an extension. She highlighted several completed projects, advised that the FY2023 grant cycle would be announced in December and stated that the commission would consider those awards at the October 2022 meeting.

Lisa Hart, Disaster Program Coordinator, reported on the activities of the Hurricanes Harvey, Irma, Maria Emergency Supplemental Historic Preservation Fund (HIM ESHPF) grant. She advised there were 37 active

subgrant projects. She reported that the executive committee would consider awarding 3 additional grants to projects on the alternate list. Ms. Hart also noted there were 6 THC internally managed projects, bringing the total number of projects to 46. She advised that approximately 60% of awarded projects have funding agreements in place and 7 projects were complete. Ms. Hart highlighted several of those projects.

Ms. Graham provided an update of the activities of the Historic Tax Credit Program. She reported that during the past quarter, a total of 20 projects were certified for a total of \$169 million in qualified expenses. Ms. Graham noted 6 of those projects also qualified for the Federal Tax Credit Program. She further noted staff were pleased to announce that, during the State Fiscal Year 2021, THC certified 70 projects with \$987 million in qualified expenses. Ms. Graham highlighted several certified projects including the Barfield Hotel in Amarillo.

Ms. Graham advised the committee on the activities of the Courthouse Program rededications. She noted the Lipscomb County Courthouse was rededicated on September 11, 2021, with nearly 500 attendees present. Ms. Graham also noted the Falls County Courthouse was rededicated on October 16, 2021. She provided an update on the Fannin County Courthouse, which was scheduled for a March 12, 2022, rededication ceremony.

4. Consider adoption of amendments to sections 13.1 and 13.5 of the Texas Administrative Code, Title 13, Part 2, Chapter 13 related to the Texas Historic Preservation Tax Credit Program without changes to the text as published in the August 13, 2021, issue of the *Texas Register* (46 TexReg 4934-4937)

Ms. Graham provided background information on the rule revisions. She noted these rule revisions clarified program procedures in the interest of transparency and consistency. Ms. Graham also advised that the added definitions for “project” and “in service” delineated which projects qualify for tax credits and when they were completed and ready for certification. Commissioner Donnelly moved to send forward to the Commission and recommended approval to adopt amendments to sections 13.1 and 13.5 of the Texas Administrative Code, Title 13, Part 2, Chapter 13 related to the Texas Historic Tax Credit Program, without changes to the text as published in the August 13, 2021, issue of the *Texas Register* (46 TexReg 4934-4937). Commissioner Monica Burdette seconded the motion, which passed unanimously.

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

Ms. Graham provided background information on two supplemental awards and two recaptures of encumbered funds. Ms. Graham advised that Duval County was requesting a supplemental award of \$478,906 due to repair bids totaling nearly \$600,000 over the cost estimate, with additional project scope to repair spring storm damage. She also advised Lipscomb County was requesting supplemental funding of \$113,900 to correct water infiltration below grade. Ms. Graham noted a recapture from Coleman County for the remaining balance of \$5,100 for the Round X Master Plan Update, along with a recapture from Lynn County of the remaining \$44,133.87 balance for a Round X Full Restoration grant. Commissioner Donnelly moved to send forward to the Commission and recommend approval to recapture funds from and/or supplement funding to previously awarded projects as follows: Grant supplemental funding to Duval County in the amount of \$478,906 with a required additional 30% match of \$205,245; grant supplemental funding to Lipscomb County in the amount of \$113,900 with a required 15% match of \$20,100; recapture from Coleman County in the amount of \$5,100; and recapture from Lynn County in the amount of \$44,133.87. Commissioner Burdette seconded the motion, which passed unanimously.

6. Adjournment

Chair Limbacher called the meeting to adjournment at 10:28 am.

Quarterly Report

Division of Architecture

October–December 2021

FEDERAL AND STATE REVIEW

During this quarter, the Division of Architecture's regional review staff completed 128 reviews under Section 106 of the National Historic Preservation Act of 1966, issued 11 permits for State Antiquities Landmark (SAL) properties, reviewed 82 Recorded Texas Historic Landmark properties, and provided oversight and guidance to 12 active Texas Preservation Trust Fund (TPTF) architecture grant projects.

State Antiquities Landmark

The Division of Architecture review staff recently approved the Antiquities Permit completion report for the Daughters of the American Revolution (D.A.R.) Jane Douglas Chapter's interior rehabilitation of the **Fair Park Continental D.A.R. House** wood floors, subfloors, and baseboards that were severely damaged in the February 2021 winter storm due to a burst pipe. The scope of work also included the in-kind replacement of the historic glazed-wood French doors that were significantly deteriorated and damaged by the storm. The project was a great success, and our staff continues to work with the D.A.R. Jane Douglas Chapter on rehabilitation efforts on this significant property that is not only a State Antiquities Landmark, but a Recorded Texas Historic Landmark and contributor to the Fair Park National Historic Landmark District as well.

Recorded Texas Historic Landmarks

The property owner of the **Spence-Chamberlain House** in Crockett, Houston County, worked with the Federal and State Review team on renovations, including design of an appropriate and less conspicuous accessible ramp to the house's front entrance. Additionally, rotten wood siding was replaced in-kind, the exterior was repainted, and chimney leaks were sealed.

National Historic Preservation Act Section 106

Rosewood Courts in Austin was listed in the National Register of Historic Places in 2016 as the first public housing development under the 1937 Housing Act that created the United States Housing Authority (USHA). Originally 24 residential buildings, the Housing Authority of the City of Austin (HACA) is proposing the demolition of 17 buildings to make way for the construction of two

new housing structures to accommodate low-income residents with modern facilities. The project review falls under Section 106 of the National Historic Preservation Act due to the City of Austin's use of federal funding from the Department of Housing and Urban Development (HUD). The proposed demolition of the historic structures constitutes an adverse effect on this landmark site for which mitigation must be negotiated in exchange for the loss of historic fabric.

Texas Preservation Trust Fund

The FY 2023 grant application was posted on the THC's TPTF webpage on December 3, 2021. Applications are due via email to the THC no later than 5 p.m. on February 7. The THC will select the highest-priority projects from the initial applications and invite those participants to move forward to the second step. Those applicants will continue the process by submitting detailed project proposals and budgets by July 13. Full project proposals will be considered by the THC for grant awards in October.

Hurricane Harvey Emergency Supplemental Historic Preservation Fund (ESHPPF)

Staff worked with grant awardees to develop subgrant agreements and preservation easements. Several reimbursement requests were paid, and four final project reports were reviewed, approved, and closed out in the National Park Service project database.

The agency began the Statewide Preservation Plan (SWP) regional in-person workshops, with the first two held in McKinney and Amarillo. Since the disaster assistance portion of the SWP was funded through the Hurricane Harvey ESHPPF, DOA staff continues to play a significant role. The in-person workshops provide the opportunity to talk to participants about typical regional disasters and impacts to historic properties. The first SWP digital town hall meeting focusing on Hurricane Harvey impacts was also held in mid-December.

PRESERVATION TAX CREDITS

During this quarter, the **Texas Historic Preservation Tax Credit** (THPTC) program received 24 Part A, 16 Part B, 19 Part B amendments, and seven Part C applications.

Since the date of the last quarterly narrative, **Certificates of Eligibility** were issued for seven completed projects in El Paso, Galveston, Houston, Laredo, San Antonio, and Waco. (See highlights for newly certified projects.) Qualified expenses for these projects total over \$43 million. A total of 322 projects have now been certified since the beginning of the program in 2015, with \$2.8 million in qualified expenses.

For the **Federal Rehabilitation Tax Credit program**, the program received 12 Part 1, five Part 2, 13 Part 2 amendments, three Part 3, and one Part 3 amendment applications. Four projects were certified by the National Park Service (NPS) this quarter.

Two projects that were certified this quarter under the state tax credit program were major rehabilitations to cathedrals, both of which are in active nonprofit religious use. **Christ Church Cathedral** in Houston underwent a multi-million-dollar project that included repointing of the entire brick exterior, structural stabilization, and new systems. The **Cathedral of San Agustín** in Laredo made use of the tax credit program in conjunction with the agency's Texas Preservation Trust Fund to undertake a complete restoration of both the interior and the exterior. These two projects highlight the flexibility of the Texas Historic Preservation Tax Credit program to promote the protection of Texas' significant historic religious architecture.

COURTHOUSE PRESERVATION PROGRAM

Texas Historic Courthouse Preservation Program Construction Projects

As construction looms, original lamp posts and wood entry doors were discovered in a private collection of architectural objects in Abilene. They had been removed from the **Callahan County Courthouse** and its square in Baird decades earlier. Fortunately, the collector has agreed to donate the items to the project.

Restoration of the **Fannin County Courthouse** is 80 percent complete, with masonry restoration and roof reconstruction nearly finished. A March 10 rededication is being organized.

Planning for the reconstruction and restoration of the **Mason County Courthouse** is winding down, and a Notice to Proceed to Construction is anticipated in the new year.

Discoveries during selective demolition resulted in both increases and decreases in the cost of the restoration of the **Taylor County Courthouse** in Abilene. Taylor County Judge, Downing A. Bolls, Jr., concluded a project cost

meeting by endorsing the importance of restoring the courthouse accurately and taking pride in quality materials and recommended that the county absorb the additional cost.

Non-Grant Courthouse Preservation Projects

Planning for a major addition to and rehabilitation of the **1940 Brazoria County Courthouse** are underway, while interior rehabilitation of the **1887 Brazoria County Courthouse** continues. Work is in progress to remove a non-historic jail addition from the **Deaf Smith County Courthouse**. An Antiquities Permit has been issued for interior repairs to the **Donley County Courthouse** due to damage from the winter freeze. Planning and revisions to the **Old Glasscock County Courthouse/Jail** interior and exterior project are continuing. Remediation work is complete at the **Tyler County Courthouse**, with window rehabilitation planning underway.

Rededications

On Saturday, October 16, First Lady Cecilia Abbott joined County Judge Jay Elliott to host the rededication of the 1939 Art Moderne **Falls County Courthouse** in Marlin. Over 70 attendees were seated in the historic courtroom for the ceremony, including U.S. Rep. Pete Sessions, State Sen. Brian Birdwell, and State Rep. Kyle Kacal. Chairman John Nau introduced the First Lady with a few personal remarks before her address. A special moment of tribute was the ringing of the courthouse bell by Miguel Lopez, who was praised for his continued commitment to the maintenance and operations of the courthouse.

Stewardship

Courthouse Preservation Program staff presented an all-day Regional Courthouse Stewardship Workshop at the Jeffersonian Institute in Jefferson, Marion County. Twelve courthouse stewards from 11 nearby counties were in attendance.

Round 9 Construction Status Report

1/10/2022

County & Round	Reviewer	Grant Award & Balance	Pre-Construction					Construction									Post-Construction					Architect	Contractor	Status Notes		
			Ack Form	Funding Agree	Easement	Arch Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Bid Tally Sheet	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion	Project Completion				Rededication	
Cameron 9 Emergency Construction	Tania Salgado	\$450,000.00 \$0.00	■	■	■	■	■	■	■	■	12/04/2016	■	■	■	■	7/26/2018	□	□	■	■	3/29/2019	4/29/2019		\$450,000.00 \$0.00	SpawGlass	Complete
Fannin 9 Full Restoration	James Malanaphy	\$5,600,000.00 \$1,952,497.00	■	■	■	■	□	■	□	01/01/2018	□	■	□	■	4/1/2018	■	□	□	□	10/1/2021	11/1/2021		ArchiTexas Dallas	Phoenix 1	Interior finishes are underway, and restoration is 90% complete. Rededication scheduled for	
Karnes 9 Full Restoration	Tania Salgado	\$4,093,559.00 \$0.00	■	■	■	■	■	■	■	10/14/2015	■	■	■	■	11/1/2015	□	■	■	■	1/29/2018	3/2/2018	4/7/2018	Fisher-Heck Architects	MJ Boyle	Complete	
Kleberg 9 Emergency Construction	Tania Salgado	\$450,000.00 \$45,000.00	■	■	■	■	□	□	■		□	■	□	■	1/29/2018	□	□	□	□	4/8/2019	5/8/2019		Komatsu Architecture	JC Stoddard	Completion Report Approved. Final Reimbursement Request being	
Lynn 9 Full Restoration	Eva Osborne	\$5,149,905.00 \$0	■	■	■	■	■	□	■	12/01/2016	■	■	■	■	5/1/2017	□	■	□	■	10/1/2019	2/1/2019	7/20/2020	Komatsu Architecture	Stoddard Construction Management Inc.	Complete	
San Saba 9 Full Restoration	Eva Osborne	\$4,911,105.00 \$0.00	■	■	■	■	□	■	■	08/25/2017	■	■	■	■	12/8/2017	□	□	□	□	5/1/2020	11/1/2019	3/4/2020	ArchiTexas Austin	JC Stoddard	Complete	
Willacy 9 Emergency Construction	Tania Salgado	\$402,970.00 \$378,722.00	■	■	■	■	□	□	■	03/01/2017	□	□	□	□		■	□	□	□	3/15/2021			Limbacher & Godfrey		Selective demolition and hazardous materials abatement underway.	

Count:

7

Total Funds Awarded:
\$21,057,539.00

Funds Remaining:
\$4,762,871.00

Round 10,10e Construction Status Report

1/10/2022

County & Round	Reviewer	Grant Award & Balance	Pre-Construction					Construction							Post-Construction						Architect	Contractor	Status Notes		
			Ack Form	Funding Agree	Easement	Arch Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Bid Tally Sheet	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report	Substantial Completion				Project Completion	Rededication
Camp 10e Emergency Construction	James Malanaphy	\$417,576.00 \$0	■	■	■	■	■	■	□	12/12/2019	■	■	■	■	1/5/2020	■	□	□	■	12/15/2020	1/15/2021	N/A	Komatsu Architecture	Joe R. Jones Construction	Complete
Falls 10 Full Restoration	Susan Tietz	\$5,832,430.00 \$583,243.00	■	■	■	■	■	■	■	06/01/2019	■	■	□	■	12/9/2019	■	□	□	□		4/1/2021		Komatsu Architecture	Stoddard Construction Management	Awaiting Completion Report
Goliad 10e Emergency Construction	Tania Salgado	\$205,995.00 \$155,222.00	■	■	■	■	■	■	■	10/10/2018	■	□	■	■	1/9/2019	□	□	□	□	11/22/2019	11/22/2019		Wiss Janney Elstner Associates Inc	Phoenix 1	Awaiting final reimbursement.
Kimble 10e Emergency Construction Lee	Tania Salgado	\$318,176.00 \$0.00	■	■	■	■	■	■	■	11/30/2018	■	■	■	■	7/1/2019	□	■	■	■	4/2/2020	5/15/2020		Hutson Gallagher	Joe R. Jones Construction	Complete
10e Emergency Planning	James Malanaphy	\$44,170.00 \$0	■	■	■	■	■	■	■	N/A	■	■	■	■	N/A	■	□	□	□				Sparks Engineering		Complete
Limestone 10e Emergency Construction	James Malanaphy	\$438,854.00 \$431,579.00	■	■	■	■	■	■	□	07/15/2021	□	□	□	■	9/1/2021	□	□	□	□		8/1/2021		Komatsu Architecture		Masonry cleaning is complete, and coping repairs are underway.
Lipscomb 10 Full Restoration	Eva Osborne	\$5,050,906.00 \$594,049.92	■	■	□	■	■	■	■	09/14/2018	■	■	■	■	1/9/2020	■	□	■	□	4/30/2021	5/30/2021	7/3/2021	Arthur Weinman Architects	Premier Metalwerks	Emergency foundation waterproofing complete. Awaiting Completion Report.
Marion 10 Full Restoration	James Malanaphy	\$4,682,610.00 \$547,126.00	■	■	■	■	■	■	■	09/01/2018	■	■	□	■	10/1/2018	■	□	□	□	1/15/2021	2/15/2021	5/1/2021	Komatsu Architecture		Awaiting completion report and final reimbursement request.
Menard 10 Full Restoration	Eva Osborne	\$1,382,388.16 \$107,764.00	□	■	■	■	■	■	■	03/29/2019	■	■	□	■	8/1/2019	■	□	□	□	11/23/2020	11/23/2020	TBD	Stan Klein Architect, LLC	Stoddard Construction Management	Awaiting Completion Report.
Milam 10e Emergency Construction	Susan Tietz	\$60,012.00 \$0	■	■	□	□	□	■	■	04/01/2019	■	■	□	■	8/15/2019	□	□	□	□		12/1/2019		ArchiTexas Austin	MRI Builders	Complete

Count:
13
Total Funds Awarded:
\$23,665,090.16

Funds Remaining:
\$4,360,491.00

Round 10 Master Plan Update Grants Status Report

1/10/2022

County	Round	Reviewer	Grant Award	Remaining	Agreement	Contract	Schematic	Design	65%	95%	Architect	Contact	Notes
Bandera	10MP	Tania Salgado	\$50000.00	\$50000.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Awaiting reimbursement request
Bell	10MP	James Malanaphy	\$22500.00	\$0.00	■	■	■	■	■	■	EIKON Consulting	Michael Tubiolo	Complete
Blanco	10MP	Betsy Frederick-Rothwell	\$50000.00	\$50000.00	■	■	■	■	■	□	Hutson Gallagher	Chris Hutson	Final review comments provided
Burnet	10MP	Susan Tietz	\$44900.00	\$2236.00	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Awaiting reimbursement request
Chambers	10MP	Greta Wilhelm	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	Jay Firsching	Complete
Clay	10MP	Eva Osborne	\$50000.00	\$0.00	■	■	■	■	■	■	Harper Perkins	Charles F. Harper	Complete
Coleman	10MP	Eva Osborne	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Larry Irsik	Complete
Collin	10MP	James Malanaphy	\$44000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Duval	10MP	Tania Salgado	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Frio	10MP	Tania Salgado	\$50000.00	\$50000.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Awaiting reimbursement request
Grayson	10MP	James Malanaphy	\$50000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Complete
Hall	10MP	Eva Osborne	\$46655.00	\$0.00	■	■	■	■	■	■	Arthur Weinman	Arthur Weinman	Complete
Hutchinson	10MP	Eva Osborne	\$50000.00	\$0.00	■	■	■	■	■	■	Barham & Associates	Michael Barham	Complete
Jefferson	10MP	Susan Tietz	\$50000.00	\$0.00	■	■	■	■	■	■	LaBiche Architectural	Dohn LaBiche	Complete
Kimble	10MP	Tania Salgado	\$44625.00	\$0.00	■	■	■	■	■	■	Hutson Gallagher	Chris Hutson	Complete
Kleberg	10MP	Tania Salgado	\$49500.00	\$49500.00	■	■	■	■	■	□	Komatsu Architecture	Charlie Kearns	Awaiting 95% submittal
Limestone	10MP	James Malanaphy	\$43000.00	\$43000.00	■	■	■	■	■	□	Komatsu Architecture	Charlie Kearns	Awaiting reimbursement request
Mason	10MP	Brit Barr	\$49900.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
McLennan	10MP	James Malanaphy	\$44900.00	\$44900.00	■	■	■	■	■	■	ArchiTexas Dallas	David Chase	Awaiting reimbursement request
Randall	10MP	Eva Osborne	\$50000.00	\$50000.00	■	■	■	■	□	□	Hutson Gallagher	Tracy Hutson	60% Submittal Received
Robertson	10MP	Betsy Frederick-Rothwell	\$40000.00	\$40000.00	■	■	■	■	■	■	ArchiTexas Dallas	Jay Firsching	Awaiting reimbursement request
Taylor	10MP	Eva Osborne	\$20000.00	\$0.00	■	■	■	■	■	■	ArchiTexas Austin	Stan Graves	Complete
Upshur	10MP	James Malanaphy	\$44000.00	\$0.00	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete
Willacy	10MP	Tania Salgado	\$50000.00	\$0.00	■	■	■	■	■	■	Limbacher & Godfrey	Laurie Limbacher	Complete
Wise	10MP	James Malanaphy	\$50000.00	\$0.00	■	■	■	■	■	■	Komatsu Architecture	Gordon Marchant	Complete

Count: 25

Total Funds Awarded:

\$1,143,980.00

Funds Remaining: \$379,636.00

Round 10p Planning Status Report

1/10/2022

County	Round	Reviewer	Grant Award	Remaining	Agreement	Easement	Contract	Schematic	Design	65%	95%	Architect	Contact	
Callahan	10p	Eva Osborne	\$450000.00	\$0.00	■	■	■	■	■	■	■	Komatsu Architecture	Rick Sacy	
Polk	10p	Susan Tietz	\$450000.00	\$0.00	■	■	■	■	■	■	■	Komatsu Architecture	John Herr	
Van Zandt	10p	James Malanaphy	\$302552.00	\$0.00	■	■	■	■	■	■	■	Barham & Associates	Michael Barham	
Count:		4	Total Funds Awarded: \$1,202,552.00					Funds Remaining: \$0.00						

Round 11 Construction Status Report

1/10/2022

County & Round	Reviewer	Grant Award & Balance	Pre-Construction				Construction						Post-Construction					Architect	Contractor	Status Notes		
			Funding Agreement	Easement	Architect Contract	Construct Docs	NTP Bid	SAL Permit	Bid Period Start	Const Contract	Sub List	NTP Construction	Construct Start	Work In Progress	Close Out Docs	Insurance	Completion Report				Substantial Completion	Project Completion
Callahan 11 Full Restoration	Eva Osborne	\$4,684,891.00 \$4,684,891.00	■	■	■	□	■	□	06/01/2021	■	□	□	7/1/2021	□	□	□	4/1/2023	4/1/2023		Komatsu Architecture	JC Stoddard	Notice to Proceed to Construction anticipated January 2022.
Duval 11 Emergency Construction	Tania Salgado	\$921,094.00 \$921,094.00	■	■	■	■	■	□		□	□	□		■	□	□				ArchiTexas Austin		Construction underway on masonry, window and structural work.
Lee 11 Emergency Construction	Betsy Frederick-Rothwell	\$1,970,149.00 \$1,970,149.00	■	■	■	□	□	□	7/15/2021	□	□	□	9/1/2021	□	□	□				Hutson Gallagher		Bids due February 2022.
Mason 11 Full Restoration	Eva Osborne	\$4,140,119.00 \$3,971,313.00	■	■	■	□	□	□	2/1/2022	□	□	□		□	□	□				ArchiTexas Dallas		Reconstruction design underway.
Polk 11 Full Restoration	Betsy Frederick-Rothwell	\$4,477,746.00 \$4,477,746.00	■	■	■	■	□	□		■	□	□		□	□	□				Komatsu Architecture		Awaiting final bid documents for review.
Taylor 11 Full Restoration	Eva Osborne	\$5,980,000.00 \$5,980,000.00	■	■	■	□	■	■	01/05/2021	■	□	□	4/22/2021	□	□	□	8/17/2023	8/17/2023		ArchiTexas Austin		Selective demolition to begin January 2022. Full restoration construction anticipated to begin March 2022.

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

Funds Remaining:
\$23,216,558.00

Round 11 Planning

1/10/2022

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

Count: 21

Total Funds Awarded: \$2,682,731.00

Funds Remaining: \$2,407,017.65

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



Blue Flame Building 1954 El Paso • El Paso County • Texas

History

The El Paso Natural Gas Company built this modern-style skyscraper for its headquarters in 1954. At 18 stories tall, it was briefly the tallest building in downtown El Paso. It originally provided office space for 1,000 employees, a coffee shop and a 99-seat auditorium. The top floors housed executive offices for the company president and other management-level employees. The interior was noted for its modern interior design that featured moveable partitions for flexibility in office space planning. The most distinctive feature, and the one that gave the building its popular name, was the 21-foot high “flame” structure on the roof that could be seen throughout the city. The flame operated as a real-time weather beacon, and was internally illuminated in a variety of colors and flickering patterns to show the coming weather.

Rehabilitation Project

This project took advantage of historic tax credits as well as Low Income Housing Tax Credits, and also now houses offices for the Housing Authority of El Paso. In its transformation into an apartment building, the Blue Flame needed a full rehabilitation that included abatement of hazardous materials, all new systems, and new interior finishes. Distinctive historic features on the interior were carefully restored, including the original terrazzo floors and corrugated glass partitions in the lobbies. As a crowning touch, the “blue flame” weather beacon on the roof was refurbished and once again—with modern programming and LED lights—telegraphs the coming weather patterns to El Paso residents from the downtown skyline.

DESIGNATION: Listed individually in the National Register of Historic Places

HISTORIC USE: Offices

CURRENT USE: Apartments and offices

CERTIFIED:
September 17, 2021 (complete project)
March 3, 2020; July 14, 2021 (state phases)

CONTACT: El Paso Blue Flame LP;
Housing Authority of the City of El Paso;
Post Oak Preservation Solutions;
Insitu Architects; Alamo Architects;
Sundt Construction, Inc.

Also certified for federal tax credits.

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

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TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM



McWilliams Building 1935 Longview • Gregg County • Texas

History

The City of Longview was historically a hub for regional rail commerce, and remarkably experienced an economic boom during the Great Depression of the 1930s due to the discovery of the East Texas oilfield. Built in 1935 to house the McWilliams Furniture on the lower levels with office space above, the McWilliams Building served commercial tenants for the city of Longview for several decades before remaining largely vacant in recent years. The exterior was built with Art Deco features which largely remained in good condition. One the upper floors, offices were frequently reconfigured to house various tenants, but the double loaded corridors remain intact.

Rehabilitation Project

In order to serve as residences on the upper floors, several window openings were needed to be punched at the rear wall. This was done in a way that respected the historic pattern of openings at the rear but still allowed ample light to enter the units, providing ample views of the city. Over the decades of use, the roof suffered damage from the elements and needed replacement, which was done so as not to be visible from the street. Both commercial and residential tenants received new mechanical, electrical, and plumbing systems for their new uses. At the rear of the ground floor, some residential units built to serve as accessible housing were put in as well.

DESIGNATION: Individually listed in National Register of Historic Places

HISTORIC USE: Office & Retail

CURRENT USE: Apartments

CERTIFIED: November 30, 2021

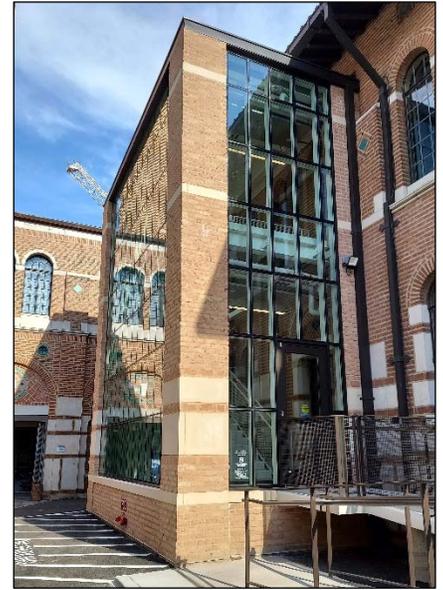
CONTACT: Stern & Bucek Architects; Sparks Engineering; Apollo BBC Engineering; BPM Group

For more info

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Mechanical Lab & Power House 1912 Houston • Harris County • Texas

History

At the founding of Rice University, architectural firm Cram, Goodhue & Ferguson was hired to create a master plan for the campus as well as designing the first anchor buildings, which were completed in 1912 for the opening of the university. The Mechanical Laboratory, along with the attached Power House, was part of this original master plan. The building was constructed to house classroom space for all scientific disciplines in addition to the main campus power plant. The attached Campanile (bell tower) provides a central visual anchor point for the original campus.

Rehabilitation Project

Prior to rehabilitation, the building housed classrooms and lecture halls but lacked adequate circulation space. Although the floorplan was reconfigured as part of this project, the historic central corridor was retained. Interior improvements included new classrooms and student study spaces, including a fully conditioned basement – all featuring the latest technology. Windows were insulated and systems upgraded for occupant comfort. An accessible entryway was created at one side of the building to bring the facility up to code, and two new exit stairs were created at the rear of the building, which were set back and carefully designed to avoid distracting from the historic building's design or damaging its brick and stone exterior.

DESIGNATION: Individually listed in National Register of Historic Places

HISTORIC USE: Educational

CURRENT USE: Educational

CERTIFIED: November 18, 2021

CONTACT: Stern & Bucek Architects,
MacRostie Historic Advisors, W.S.
Bellows Construction

For more info

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Cathedral of San Agustin 1872 Laredo • Webb County • Texas

History

The Villa de San Agustin de Laredo was established in 1755, and the first simple Catholic mission chapel—made of mesquite and mud—was constructed five years later. In 1848, Bishop John M. Odin of the Diocese of Galveston assigned several French priests to this part of his territory. Among them was Allophone Martin Souchon who in 1866 began the construction of the present Gothic Revival style stone church, designed by French priest, Pierre Yves Keralum. The new church was opened on December 12, 1872. In 2000 the Diocese of Laredo was established, and the San Agustin Church was made its cathedral by order of Pope John Paul II. Today, the San Agustin Cathedral is one of the oldest still standing in the region. It is also a distinctive local landmark as the second tallest building in Laredo.

Rehabilitation Project

The cathedral received a full-scale rehabilitation that provided needed repairs and upgrades throughout, including life safety improvements as well as liturgical changes to meet the needs of the building's new function as a cathedral. At the exterior, extensive work began with repairs to the building's stucco walls, and progressed to structural reinforcement of the bell tower, and restoration of the bells, clock, and stained glass windows around the building. The interior scope of improvements ranged from restoration of the walls and ceilings and replacement of the pews, terrazzo floors and pipe organ, to expansion of the choir loft and reconfiguring of the communion rails. The cathedral also received all-new restrooms, lighting, HVAC, and audio/visual equipment, for its ongoing use as a modern worship space.

DESIGNATION: Contributing Resource in San Agustin de Laredo National Register Historic District

HISTORIC USE: Cathedral

CURRENT USE: Cathedral

CERTIFIED: October 6, 2021

CONTACT: Diocese of Laredo; Able City Architects; Frank Briscoe, Architectural Conservator; Synergy Engineering; Trinity MEP Engineering; Dickensheets Design Associates; Davis + Tobias Architecture; Cathedral Stained Glass Studio

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www.thc.texas.gov/taxcreditprogram

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Stratton Building 1923 Waco • McLennan County • Texas

History

The Stratton Building, a landmark in the core of downtown Waco, was built as a 5-story office and commercial space in the Classical Revival style. The majestic ground story showroom with mezzanine above served as a space to view the Stratton Company's wares, and featured ample lighting, both natural and artificial, as well as pressed metal ceilings and Doric columns. In the floors above, the space was a utilitarian, factory-style space that provided furniture storage but still featured bountiful lighting provided by the large steel windows. Despite years of vacancy, the building largely held up to deterioration, providing ample opportunity to return it to its past beauty.

Rehabilitation Project

This vacant building was rejuvenated with a new use by a local developer, and now provides 31 loft apartments as well as commercial lease space. A rooftop amenity space has a Waco skyline view, and was carefully designed to ensure it was visually unobtrusive from the street level. Interior upgrades and alterations were needed to accommodate new apartment uses on the upper floors, which took advantage of the large factory windows and exposed columns and beams characteristic of these industrial-style spaces. The showroom and commercial spaces were largely kept as open as possible while still bringing the building up to contemporary code. Some of the most beautiful features, such as the wood floors and plaster walls, were repaired generally easily with new finishes. The entire space received new fireproofing, structural upgrades, all new mechanical systems, and a new elevator for health and safety purposes, allowing the building to be inhabited and enjoyed once again.

DESIGNATION: Listed in National Register of Historic Places as Contributing to the Waco Downtown Historic District

HISTORIC USE: Furniture Store

CURRENT USE: Mixed Use

CERTIFIED: November 24, 2021

CONTACT: Stratton Square, LLC;
Reach Architects; Anthem
Construction

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

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