Prosperity through Preservation

Save the Historic Tax Credit

Prosperity through Preservation is a campaign, led by the National Trust for Historic Preservation and the Historic Tax Credit Coalition, to protect and enhance the most significant federal investment in historic preservation, the federal historic tax credit. More information about the campaign and ways to get involved can be found at www.SaveHistoricCredit.org.

National Trust for Historic Preservation

The National Trust for Historic Preservation works to save America’s historic places for the next generation. We take direct, on-the-ground action when historic buildings and sites are threatened. Our work helps build vibrant, sustainable communities. We advocate with governments to Save America’s heritage. We strive to create a cultural legacy that is as diverse as the nation itself so that all of us can take pride in our part of the American story. For more information, contact:

Shaw Sprague, Director for Government Relations and Policy
National Trust for Historic Preservation
202.588.6339 | ssprague@savingplaces.org

Preservation Texas

Founded in 1985, Preservation Texas is the statewide advocate for the historic resources of Texas. Headquartered in Austin and governed by a diverse board of directors, Preservation Texas is a private, member-supported nonprofit organization. In addition to its annual list of Most Endangered Places, a quarterly newsletter and regional educational programming, Preservation Texas is developing a 2,400-acre farm and ranch at the headwaters of the Little Brazos River as the largest preservation and conservation skills training center in the country. www.preservationtexas.org.

Texas Downtown Association

In the late 1970s, only a handful of Texas communities had active downtown organizations. Spread throughout the state, their opportunities to learn from one another and share successes were rare. In 1985, the Texas Downtown Association was officially formed, connecting communities who were committed to downtown revitalization and offering networking, marketing, education, and advocacy. Today we represent over 450 members from communities of all sizes, economic development corporations, Chambers of Commerce, merchants’ associations, nonprofit organizations, and small businesses. www.texasdowntown.org.
IT IS ONE OF THE LARGEST COMMUNITY REINVESTMENT PROGRAMS in the country. The federal historic tax credit creates good jobs, fuels local economies and helps revive forgotten and neglected treasures of our past. Its impact continues to be felt in Main Street districts and downtowns across the country.

The historic tax credit is by far the federal government’s most significant financial investment in historic preservation. It has leveraged nearly $117 billion in private investment, created nearly 2.3 million jobs and adapted more than 41,270 buildings for new and productive uses. This tax incentive more than pays for itself. Over the life of the program, $23.1 billion in tax credits have generated more than $28.1 billion in federal tax revenue associated with historic rehabilitation projects.

Even better, 75 percent of the economic impacts benefit state and local economies. Developers generally buy materials close to the project site and hire local workers. Moreover, because historic building rehabilitations are more labor intensive than new construction, they often require additional workers at higher wages. At the same time, reusing and retrofitting existing buildings helps cut carbon emissions and energy costs, and ensures greener, healthier, more livable communities.

Many states, including Texas, have amplified the power of the federal credit by passing their own state tax credits, creating a positive synergy that is transforming and rejuvenating America’s cities. By breathing life into vacant warehouses, factories, hotels and more, these tax credits bring new hope and stability to neighborhoods, setting the stage for additional investment. Simply put, they transform places where we live into places we love.

As Congress considers revising the Tax Code, the federal historic tax credit is exactly the kind of program we need to leverage private investment in historic properties. Without this incentive, which fills a critical financing gap in historic redevelopment projects, the rehabilitation of historic commercial properties in the Unites States will come to a stop.

But for the tax credit to continue to play its catalytic role in our older and historic communities, it needs staunch champions, in Texas and across the nation. We urge you to become one of those champions.

Stephanie K. Meeks, President and Chief Executive Officer
National Trust for Historic Preservation
Another Texas Miracle

Texans aren’t known for their modesty. When we succeed at something, we like to share that success with anyone willing to listen. And that’s particularly true in public policy!

In this booklet you’ll find examples of our latest policy achievement—preserving historic buildings by using incentives that concurrently benefit the private sector, support and create specialized jobs, and increase local and state tax revenues. Texas is blessed to profit from the synergies of a new state historic tax credit working hand-in-glove with the 1976 Federal Historic Tax Incentive Program.

In the first 40 years of the federal tax credit program, Texas enjoyed 586 successful projects with qualified rehabilitation expenses totaling more than $1.555 billion. It’s a record of which we are justifiably proud.

But in the first 19 months after the state historic tax credit took effect January 1, 2015, the Texas Historical Commission reviewed 225 projects with combined construction/development costs exceeding $1.8 billion. And 70 percent of those projects utilize—and need—both federal and state historic tax credits.

Prior to state credit enactment, the bulk of federal projects happened in major urban centers. The combination of the two credits ramps up restoration benefits to smaller towns like Ennis, Boerne, Big Spring, Schulenburg, and Edna. From El Paso to Beaumont and Harlingen to Amarillo, Texans celebrate formerly empty or underutilized historic buildings that now have a new lease on life.

On behalf of the Texas Historical Commission, history lovers, preservationists, and every Texas community and downtown, I commend the Congress for their vision in creating the federal tax credit program and for the benefits it continues to generate daily throughout this great state.

John L. Nau III
Chairman
Texas Historical Commission
Historic Preservation Fuels Economic Growth

Texans understand that historic preservation fuels economic growth when private property owners are empowered to make visionary investments in distressed buildings and neighborhoods.

The federal historic preservation tax credit program is providing a powerful incentive to stimulate these investments, which increase property values, create high-paying local jobs and bring renewed economic vitality to communities across Texas.

This report provides evidence that the federal historic preservation tax credit program is succeeding, and it is a program that is only getting stronger with the creation of a complementary state historic preservation tax credit by the Texas Legislature in 2013.

The opportunity to combine federal and state tax credits makes a compelling financial argument in favor of saving historic buildings and by so doing, preserving and respecting the legacy of craftsmanship, hard work and sacrifice of past generations of Texans that they embody.

We take great pride in sharing with you the projects in the pages that follow, and trust that the future of the federal historic preservation tax credit program will continue to help us safeguard our proud heritage.

Evan R. Thompson
Executive Director
Preservation Texas, Inc.
Texas is an amazing state with a rich history and culture, and Texans are proud of their heritage. This is evident in the commitment of professionals, volunteers, nonprofit organizations, and community leaders to preserve historic buildings and assets across the state.

We are a proud supporter of the state and federal historic tax credit programs and believe these programs are very important to Texas communities and especially their downtowns. Six of the projects profiled in this report are in communities that participate in the Texas Main Street program including Amarillo, Beaumont, Brenham, Pharr, and Tyler. Twelve of the fourteen communities are members of the Texas Downtown Association.

The Texas Legislature passed the state historic tax credit program during the 83rd Legislative Session in 2013 and the program went into effect on January 1, 2015. In the short time this program has been in place, the overwhelming majority of state tax credit projects have been located in downtowns. Similarly, from 2002-2015, approximately 126 projects utilizing the federal tax credit program have been completed in downtowns and commercial districts.

Why is this the case? Because downtowns are typically home to the most historic community structures, and because they are the heart of cities and towns of all sizes. Developers, entrepreneurs, investors, and business owners know that historic downtowns are always great locations for a new business, housing, and rental property.

This report provides a great overview of tax credit projects in Texas and how they’ve impacted their downtowns and communities. The Texas Downtown Association supports the continued use of historic tax credits as an economic development tool now and into the future.

Tony Rutigliano
President
Texas Downtown Association
Contents

TEXAS SNAPSHOT ................................................................................................................. 2

HISTORIC TAX CREDIT PROJECT PROFILES

Amarillo:* Parkview Apartments ................................................................................... 5
Amarillo:* Vineyard Manor Apartments ......................................................................... 6
Beaumont: First City Building ..................................................................................... 7
Big Spring: Hotel Settles ............................................................................................ 9
Brenham:* Simon Theater .......................................................................................... 11
Dallas: Belmont Motor Hotel ..................................................................................... 13
Dallas: LTV Tower ..................................................................................................... 15
El Paso: Martin Building ............................................................................................ 17
Fort Worth: Miller Manufacturing Co. Building ..................................................... 19
Galveston: Jean Lafitte Hotel ..................................................................................... 21
Houston: Texas State Hotel ....................................................................................... 23
Pharr:* Valley Fruit Company Building ..................................................................... 25
Schulenburg: Sengelmann Hall .................................................................................. 27
San Antonio: St. Anthony Hotel ................................................................................ 29
Tyler:* Moore Grocery Company/Tyler Grocery Company ........................................ 31

* Texas Main Street Community

All locations are Texas Downtown Association Members except Schulenburg and Galveston.

Federal Historic Tax Credit Projects in Texas, 2002–2015 ............................................ 33

COVER PHOTOS:
LEFT: The Barnhill Center at Historic Simon Theatre courtesy Kathlyn Dragna; MIDDLE: Hotel Settles courtesy Greg Bodin of facebook.com/Gregs Texas; RIGHT: Amy Webb
## Economic Impacts*

### 2002–2015

<table>
<thead>
<tr>
<th><strong>Total Development Cost</strong></th>
<th>$1,108,739,195</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Historic Tax Credit (HTC) Amount:</td>
<td>$184,050,706</td>
</tr>
<tr>
<td>Total Number of Projects:</td>
<td>126</td>
</tr>
<tr>
<td>Total Number of Construction Jobs Created:</td>
<td>6,652</td>
</tr>
<tr>
<td>Total Number of Permanent Jobs Created:</td>
<td>9,729</td>
</tr>
<tr>
<td>Total Local Taxes Generated:</td>
<td>$31,944,000</td>
</tr>
<tr>
<td>Total State Taxes Generated:</td>
<td>$17,245,000</td>
</tr>
<tr>
<td>Total Federal Taxes Generated:</td>
<td>$187,523,500</td>
</tr>
</tbody>
</table>

*The economic impacts in this document were estimated using the Preservation Economic Impact Model (PEIM) developed by the Center for Urban Policy and Research at Rutgers University. PEIM employs a multiplier methodology that calculates job creation, employee wages, and state and local tax benefits generated from a historic rehabilitation investment based on key project characteristics, such as location, total development cost, and the type of real estate project (i.e., commercial property, multi-family housing, etc.). PEIM has a highly regarded professional reputation and has been selected by the National Park Service to project the national economic impacts of the federal Historic Tax Credit program. Job estimates include direct, indirect, and induced jobs created through the rehabilitation and on-going operations of the businesses located in the building.

Property values assessed by individual localities are different from the market values of the rehabilitated properties. The assessment methodology varies from community to community and the rate is updated at the discretion of each locality.
State Historic Tax Credit Increases Use of the Federal Historic Tax Credit

To encourage renovation of historic buildings, the Texas legislature created the Texas Historic Preservation Tax Credit Program through Texas House Bill 500. The new program went into effect on January 1, 2015 and is available for buildings listed in the National Register of Historic Places, as well as Recorded Texas Historic Landmarks and Texas State Antiquities Landmarks. Jointly administered by the Texas Historical Commission (THC) and the Texas Comptroller of Public Accounts, the incentive is worth 25 percent of eligible rehabilitation costs.¹

After examining all of the state historic tax credit programs to determine their impact on use of federal tax credits, independent researchers found that the presence of an active state tax credit program boosts the use of the federal credit on average between $15 and $35 million in certified expenditures.

The 2012 study conducted for the National Tax Association’s 105th Annual Conference on Taxation showed that states with active tax credit programs are bringing in between $3 million to $7 million in federal dollars which would not otherwise be available to the state.²

But everything is bigger in Texas.

In 2013, there were only nine federal Historic Tax Credit applications from Texas. In 2015, thirty-five applications were submitted.

Given the increase in historic rehabilitation projects between 2013 and 2015, it is clear the state program is having the desired effect of saving historic buildings and leveraging the federal government’s investment in historic preservation.

¹ Administrative rules for implementation of the program are found in the Texas Administrative Code, Title 13, Part II, Chapter 13.

**Key Project Financing**

**Estimated total development cost:** $804,178  
- Federal Historic Tax Credit: $149,918  
- City of Amarillo Grant through HUD Home Investment Partnership Program: $333,000  
- Center City of Amarillo/Center City of Amarillo Facade Design Grant: $20,000

**Property and Project Highlights**

In 1918, vast reserves of natural gas were discovered in the Amarillo area and oil soon followed, making the West Texas town a lucrative place in which to do business. Wes Reeves, past president of the Amarillo Historical Preservation Foundation, described the setting at the time. “What had been a small Cowtown and supply depot for local farmers began to transform into a small, industrialized city with a rather Midwestern flavor... Built in 1926 as the McMillen Apartments, the Parkview is a perfect example of boomtown construction.”

Executive Director of the Center City of Amarillo (a Texas Main Street program), Beth Duke, elaborated about the building’s history. “The oil workers lived in the Parkview Apartments and went up to Borger where the oil fields were. It was a very well-constructed building and quite durable. It served a critical housing need for many more people well into the 1980’s,” said Duke.

The Parkview Apartments’ rehabilitation in 2007-2008 meant something even greater for downtown. “The Parkview sits between a beautiful old church and a wonderful neighborhood park. Instead of being condemned, its restoration helped bring this quaint neighborhood back to life,” said Duke, who gives full credit to 1320 S. Fillmore, LLC. “The company has an impressive track record of taking old buildings slated for demolition, and converting them into beautifully restored historic properties by using state and federal historic tax credits.”

The federal historic tax credit program helped convert the once-condemned building into code-compliant apartments for people whose household income is at or below the median family income for the Amarillo area.

After years of abandonment, the building received a complete rehabilitation. Deteriorated materials were replaced throughout, with remaining wood trim and flooring salvaged for reuse. Custom windows were manufactured to replace the original windows, which had deteriorated to a condition beyond repair. Two apartments were made accessible, in keeping with ADA guidelines, while another was turned into a communal space.

Almost a century after its construction, the Parkview Apartments maintain a waiting list of applicants who are eager to live in the rehabilitated historic building. As was the case during Amarillo’s boom years, the Parkview Apartments offer an affordable and desirable place to live near the center of town.
Vineyard Manor Apartments
AMARILLO, TX | 13th District, Representative Mac Thornberry (R)

PROJECT PROFILE

LOCATION: 1201 S. Polk Street
ORIGINAL CONSTRUCTION DATE: 1925
ORIGINAL USE: Apartments
DATE OF REHABILITATION: 2013
NEW USE: 16 affordable housing units, leasable commercial space on first floor

Ongoing Economic impacts
TOTAL JOBS CREATED: 24
PRE-REHABILITATION ASSESSED VALUE: $252,528
POST-REHABILITATION ASSESSED VALUE: $361,231

Key Project Financing

Estimated total development cost: $1,888,991
Federal Historic Tax Credit: $327,984
City of Amarillo Grant through HUD Home Investment Partnership Program: $831,255
City of Amarillo/Center City of Amarillo Facade Design Grant: $30,000

Property and Project Highlights

During the oil and gas boom of the mid-1920s, Dr. S.P. Vineyard, a pioneering Amarillo doctor, built the elaborately designed Vineyard Manor Apartments to accommodate the rising demand for housing in the downtown area. Its style was described in the local paper as “Old English” with a brick and Tudor exterior. Standing at three-stories, the building included 16 apartments, the majority of which were efficiencies that included recently patented pull-down beds.

“After the restoration of Vineyard Manor, one room still has the original Murphy bed. When we had the open house, the children could not even imagine people lived like that,” shared Beth Duke, executive director, Center City of Amarillo (a Texas Main Street program).

During the 2011-2013 rehabilitation, the construction team replaced non-historic storefronts in keeping with the original design. The exterior brick was stripped of paint and repointed, while craftsmen replicated and restored much of the severely deteriorated exterior woodwork. Deteriorated interior materials were replaced in kind, with the historic floorplan retained. The lot was cleared of broken concrete to make way for new, secure parking space for residents.

Wes Reeves, past president and board member, Amarillo Historical Preservation Foundation, said “You take these predominant buildings, put them back on tax rolls, and, now, you have provided good housing. The Vineyard Manor Apartments are as nice as anything you can get in other urban areas. You don't want to have a donut type city—rotten in the middle that forces construction to the outskirts of town.”

Duke said the rehabilitation of the mixed-use Vineyard Manor has brought back not only a much-needed downtown living option, but also important revenue streams to Amarillo.

“Now, with the space downstairs ready again for businesses, more jobs are available downtown. You have all the people working in the offices, building maintenance staff, and certainly the residents who are so important to our city,” said Duke. “There is new life in the building, and the rehabilitation effort also kept a lot of building materials out of the landfill and recycled back into this landmark.”

DEVELOPMENT TEAM

DEVELOPER
Vineyard Manor, LLC

ARCHITECT
Brooks Architecture and Design, Amarillo, TX

GENERAL CONTRACTOR
Vineyard Manor, LLC, Amarillo, TX
First City Building
BEAUMONT, TX  |  14th District, Representative Randy Weber (R)

LOCATION: 505 Orleans Street, Beaumont, TX
ORIGINAL CONSTRUCTION DATE: 1962
ORIGINAL USE: Bank, leasable office space
DATE OF REHABILITATION: 2009
NEW USE: Leasable office space

Ongoing Economic Impacts
TOTAL JOBS CREATED: 57
PRE-REHABILITATION ASSESSED VALUE: $425,000
POST-REHABILITATION ASSESSED VALUE: $2,304,520

Key Project Financing
Estimated total development cost: $4,918,082
Federal Historic Tax Credit: $977,616

Property and Project Highlights
The First City Building demonstrates the forward-thinking vision of its architects, as well as the First Security National Bank of Beaumont that originally operated within its walls.

Architects Pitts, Mebane, and Phelps were influenced by the works of Edward Durell Stone and Llewellyn William “Skeet” Pitts, whose works were “prime examples of the government’s effort to convey an image of a young, vigorous … nation,” wrote Penny Louisa Clark, archivist for the Lamar University in Beaumont.

From 1937 until 1962, the First National Bank was housed in an impressive art deco structure at 495 Orleans Street. The banking institution then moved directly across the street into a more modern home, the First City Building. It showcased the architects’ signature feature—a concrete grill over a glass wall that shielded sunlight, enhanced privacy, and added a decorative element. Well known for its sunscreen sculpted by Herring Coe, residents affectionately refer to the building as the “egg-carton” building.

The 1962 bank building provided “more than three times the floor space of their previous building,” noted Clark. It made history again with the addition of the first “motor bank” drive-through teller in Beaumont.

First Security National Bank continued to prosper through repeated mergers. But, as many financial institutions experienced in the mid-1980s, due to the crash of oil prices, the Beaumont bank suffered loss
“The unique design and sheer size of the building is impressive, so it was great to see it come alive again after its many years of service as a bank. Its renovation is one of the many downtown success stories, and one of the area’s great assets.”

JUDGE NANCY BEAULIEU, JUSTICE OF THE PEACE FOR JEFFERSON COUNTY

after loss. In 1993, the First City Building was vacated. The “egg carton” landmark sat dormant until businessman Ted Moore purchased the property in 2006. “Beaumont Main Street had assisted with the recent Hotel Beaumont and Jefferson Theater campaigns and it had a domino effect in a positive direction. Mr. Moore saw the potential of this building—it was well-worn but not close to demolition,” recalled, Tom Bell, Executive Director of Beaumont Main Street.

During the rehabilitation, the exterior “egg carton” screen was cleaned with a low-pressure wash and a mild detergent. The storefronts were repaired to original conditions. The remaining mid-century finishes on the interior of the building were repaired, including marble and wood wall panel, terrazzo floors, decorated elevator doors, and metal ceiling grids. The large, awe-inspiring volume of the original banking lobby was retained with low partition walls inserted to create new offices.

The building is currently one of Downtown Beaumont’s biggest office buildings with tenants from the corporate and government sectors. Bell said, due to Moore’s vision and willingness to not skip on costs, the final product “is very streamlined and, yet, he adhered to the restoration of its original appearance.”

Judge Nancy Beaulieu, Justice of the Peace for Jefferson County, spoke about the landmark’s significance. “The First City Building is one of those great institutional buildings in downtown. The unique design and sheer size of the building is impressive, so it was great to see it come alive again after its many years of service as a bank. Its renovation is one of the many downtown success stories, one of the area’s great assets.”
**PROJECT PROFILE**

**LOCATION:** 200 East Third Street, Big Spring, TX  
**ORIGINAL CONSTRUCTION DATE:** 1929 to 1930  
**ORIGINAL USE:** Hotel, retail  
**DATE OF REHABILITATION:** 2015  
**NEW USE:** 65 room hotel with retail, spa, and restaurant

**Ongoing Economic Impacts:**  
**TOTAL JOBS CREATED:** 320  
**PRE-REHABILITATION ASSESSED VALUE:** $0  
**POST-REHABILITATION ASSESSED VALUE:** $5.6 million

---

**Key Project Financing**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated total development cost</td>
<td>$30,000,000</td>
</tr>
<tr>
<td>Federal Historic Tax Credit</td>
<td>$4,334,535</td>
</tr>
<tr>
<td>State Historic Tax Credit</td>
<td>$5,418,168</td>
</tr>
<tr>
<td>New Markets Tax Credit Allocation</td>
<td>$7,000,000</td>
</tr>
<tr>
<td>Big Springs Economic Development Board</td>
<td>$3,000,000</td>
</tr>
</tbody>
</table>

---

**Property and Project Highlights**

As the county seat of Howard County, Big Spring is named for the watering place that once welcomed wildlife and provided Native Americans an excellent camping ground. By the 1870s, ranching became the primary business in the region. As was not uncommon in late 19th century Texas, Will and Lillian Settles discovered oil on their property and later used their wealth to build the Settles Hotel.

Opening in 1930 and towering at 15 stories, the Settles Hotel was the tallest building between Fort Worth and El Paso. Prominent West Texas architect David Castle’s interpretation of Art Deco is reflected throughout the landmark building, which offered grand ballrooms, office and retail space, furnished apartments, and a private club on the top floor.

Big Spring saw its population triple in the 1920’s and 1930’s, fueled by an oil boom that Will and Lillian Settles realized would require more lodging in the area. The abundance of wealth in the area dried up, however, when oil prices began to fall precipitously during the Great Depression. Unfortunately, the Settles’ family ownership of their namesake hotel was short-lived and they sold the hotel less than a year after its opening.

Many subsequent owners took over operations of the Settles Hotel in the years that followed. During World War II, the hotel hosted Army officers...
The Hotel Settles “has literally breathed life back into the central business district of Big Spring, and it simply would not have been possible without the historic tax credits.”

G. BRINT RYAN, DEVELOPER, THE HOTEL SETTLES

preparing for deployment and later the hotel offered respite to many notable guests including President Herbert Hoover, Elvis Presley, and Charles H. Mayo of the Mayo Clinic.

In the late 1970s, West Texas suffered another bust to its oil economy. The effect on local businesses was staggering and forced many to shutter their doors. The historic Hotel Settles was one such business as the owners were unable to generate enough income to sustain operations and make the necessary repairs to what was then a more than 50-year-old building. Regrettably, the historic Hotel Settles closed its doors in 1982, and entered into receivership, and sat vacant for more than two decades.

Twenty-five years after its closing, G. Brint Ryan, who grew up in Big Spring, decided to purchase and rehabilitate the landmark property. Ryan was determined to restore his hometown’s grandest hotel and proceeded to invest $30 million toward its restoration. The 15-story building, still the tallest in the city, was impeccably restored and re-designed with the rich history of the area in mind.

Ryan shared that the rehabilitation project “has literally breathed life back into the central business district of Big Spring, and it simply would not have been possible without the historic tax credits.”

Barbara A. Brannon, PhD, executive director of Texas Plains Trail Region, agreed that the restoration of the Settles Hotel to its former glory had a tremendous economic impact: “When any community, which still possesses a historic hotel, puts it back to its original purpose, that project immediately becomes a magnet for other preservation around it. A restored or rehabilitated landmark hotel instantly creates a destination—happy visitors spread the word and smart investors look to piggyback on the tourist traffic.”

During the rehabilitation, missing and deteriorated decorative features, such as the grand stair with iron balustrade in the lobby, were restored using the original architectural drawings. The exterior masonry was cleaned and repointed, windows were repaired, and the historic storefronts were rebuilt to match the original.

Although the size of the hotel rooms was altered, the historic corridors were retained. The basement, which was not historically public space, was turned into meeting rooms, guest amenity spaces, and hotel offices.

The Hotel Settles is living proof that historic buildings can offer one-of-a-kind redevelopment opportunities. “It is a huge draw for visitors to Big Spring, including people that have never been to the property or people who may have moved away, but have wonderful memories when the hotel was open. They can’t wait to see the restoration and renovation. Historic Hotel Settles is not only a true gem for this community but also a gem for the entire state of Texas,” said Andrea Barr, General Manager, Hotel Settles.
Simon Theater  
BRENHAM, TX  |  10th District, Representative Mike McCaul (R)

PROJECT PROFILE

LOCATION: 111 West Main Street, Brenham, TX  
ORIGINAL CONSTRUCTION DATE: 1925  
ORIGINAL USE: Theater, ballroom, and retail spaces  
DATE OF REHABILITATION: 2015  
NEW USE: Multi-use conference center and event facility, Washington County Visitor Center and retail  

Ongoing Economic Impacts:  
TOTAL JOBS CREATED: 188  
PRE-REHABILITATION ASSESSED VALUE: $158,910  
POST-REHABILITATION ASSESSED VALUE: To be determined during 2016 assessment

Key Project Financing

Estimated total development cost: $9,750,000  
Federal Historic Tax Credit: $1,520,000  
State Historic Tax Credit: $1,900,000  
Community Donations: $5,400,000

Property and Project Highlights

Among the theaters designed by renowned architect Alfred C. Finn for other Texas cities—Dallas, Fort Worth and Houston among them—his Classical Revival Simon Theatre in Brenham is the only one left standing. The Simon family had a passion for show business and ran the Brenham Opera House. They hired Finn to create a new entertainment venue to capture the booming vaudeville and silent movie demands. Before its completion in 1925, Mr. Simon passed away and never saw his dream theatre open to rave audiences, and eventually become the cultural and entertainment center for many throughout the historic Washington County area.

The theatre went through various phases from Vaudeville to “Talkies” to “B-movies” and finally closed its doors in the early 1980s. In 2003, members of the nonprofit formed to preserve the architectural history of the National Register District, recognized the potential of the dilapidated building.

“As we considered its best rehabilitated use, the plan was to complement what was already going on in our community and not compete with the other performing arts centers and cinema. It was determined through public meetings, that the big need was a downtown conference center,” said Hal Moorman, president of Brenham Main Street Historical Preservation, Inc.
“Every time I see the Center, I’m grateful for all the people, from the initial efforts by Main Street President Tom Bullock to those who carried out the rehabilitation work. We are now witnessing the reality of how the Simon Theatre was the catalyst for the tremendous economic impact on our community.”

JOHN W. BARNHILL, JR., RETIRED EXECUTIVE VICE PRESIDENT OF BLUE BELL CREAMERIES

He shared that the nonprofit’s focus was “to protect the integrity of the historic district by helping to get these great old buildings into the hands of people who could preserve them.” Because the Simon could become the catalyst for development, Brenham Main Street Historical Preservation, Inc., originally led by Thomas A. Bullock, Sr. (brother of Texas Lt. Governor Bob Bullock), purchased the building.

John Barnhill, Jr., fondly recalled his youthful days at the Simon. His father’s drugstore business operated a full-scale miniature version, the “Barnhill Sweet Shop,” in the Simon. “People came in for cold drinks from the soda fountain. The Simon was the perfect place—the only place in town with air conditioning—to watch great movie stars like Gene Autry, Roy Rogers, and Esther Williams on a hot Texas afternoon,” said Barnhill. “And, hold hands with my high school date!”

Barnhill, who took over as chairman of the Main Street board after the passing of Bullock, said repairs to the leaking roof and daunting task of cleaning up the graffiti and large grease overflow in the basement were only the beginning of the extensive repairs and years of fundraising, to save the Simon. But, along the way, they discovered a hidden gem.

On the exterior, the masonry was cleaned and repointed, historic windows were repaired, and missing storefronts were reconstructed, along with the original theater lobby and ticket booth. In the theater, decorative plaster and woodwork was repaired and replaced where necessary. New seating was created utilizing the historic endcaps. A pre-function area was created in the rear of the theater, with the addition of a glass wall, to retain the visual feel of the space. Room divisions in the upper floor ballroom were removed and a catering kitchen was added. An elevator was also added, as a small rear addition, and a second ballroom space was constructed beside the theater, designed to complement the historic building as well as the surrounding downtown.

Now called the Barnhill Center at Historic Simon Theater, its doors opened in February 2016. The road to save and restore the historic landmark was a long one, but most of the money raised, an estimated $5.4 million, came from the local community. Eckermann said that spoke volumes about the tremendous efforts of the Brenham residents, especially the family and friends of Jane and John W. Barnhill, Jr., who had long, and passionate, ties to Downtown Brenham and the community.

Barnhill gives most of the credit to his wife for his leadership for the Simon Theatre’s preservation: “Jane was a Commissioner of the Texas Historical Commission board for 12 years under John Nau, and is currently serving on the Texas State History Museum Foundation Board. She is the one who is historically inclined, and that inspired me.”
Belmont Motor Hotel
DALLAS, TX  |  33rd District, Representative Marc Veasey (D)

PROJECT PROFILE
LOCATION: 901 Fort Worth Avenue, Dallas, TX
ORIGINAL CONSTRUCTION DATE: 1947
ORIGINAL USE: Motel
DATE OF REHABILITATION: 2008
NEW USE: 64 room hotel, bar and restaurant

Ongoing Economic Impacts:
TOTAL JOBS CREATED: 100
PRE-REHABILITATION ASSESSED VALUE: $1.5 million
POST-REHABILITATION ASSESSED VALUE: $6 million

Key Project Financing
Estimated total development cost: $3,079,701
Federal Historic Tax Credit: $527,810
Commercial Loans: $1,300,000
Private Equity: $1,000,000

Property and Project Highlights
The Belmont Motor Hotel opened in 1946 on Fort Worth Avenue, a busy thoroughfare connecting Dallas and Fort Worth at the time. The stretch of road, featuring mostly “motor courts,” showcased different themed and individually shaped hotels that welcomed weary automobile travelers. The most prominent of these, the Belmont, sat high on a bluff. Also located on the property, adjacent to the two-story hotel, were several single-story cottages, a bar, and a restaurant.

Preservation Dallas Executive Director David Preziosi once wrote about the famous Charles Dilbeck design of the 1940s: “In true Dilbeck style, the design was unique with many wonderful details and whimsical features throughout the site. Its ‘California’ design had a mix of streamlined Moderne with numerous horizontal lines, and Spanish eclectic with its rounded corners, arches, and stucco facades.”

But an abundance of new highways eventually offered travelers a faster option, and “motor courts” like the Belmont Hotel began to decline after traffic passed them by. In 2003, the decaying Belmont, then the Budget Travel Inn, caught the attention of Monte Anderson, a developer with a passion for historic preservation.

Deborah Carpenter and her husband bought a home in the adjoining neighborhood of Western Heights in 1985. When they first stopped at the
“It is impossible to overstate the role of the Belmont Hotel’s renovation in the economic redevelopment of this part of West Dallas. The Belmont made residents, visitors, developers, and lenders look at the area differently. Everyone suddenly saw the potential in the area—the location, the terrain, the views.”

DEBORAH CARPENTER, PRESIDENT, FORT WORTH AVENUE DEVELOPMENT GROUP

intersection in front of the run-down Belmont Hotel, Carpenter saw women on the street soliciting business at “rent-by-the-hour” motels along the corridor.

“We had to work hard to reclaim the area. Monte Anderson’s role in this effort cannot be stressed enough. The Belmont made residents, visitors, developers, and lenders look at the area differently. Everyone suddenly saw the potential in the area—the location, the terrain, the views.”

Anderson, who had owned the land behind the iconic motor court since 1999, bought the dilapidated Belmont Hotel in 2003 after an eye-opening stay at a restored “motor court” in Austin. The Belmont re-opened as a retro hotel and concert venue in November 2005. His methodical approach to remodeling one room at a time allowed Dilbeck’s quirky details to return to their glory—like the original bathroom tile in playful blue, orange, and pink colors.

“It was like a growing a plant and, I believe, it’s good to do preservation projects in stages. You are able to focus completely on the renovation details of that one space,” said Anderson.

The five buildings that comprise the hotel were all fully rehabilitated with their historic materials retained and repaired. The inappropriate non-historic windows were replaced with new windows that are more in keeping with the original design. Original landscape features were retained and repaired, including sidewalks, planting beds, concrete picnic tables, driveways, terracing, and other features.

Not only is Anderson’s approach to restoring Dallas landmarks a meticulous process, but his philosophy also considers what we leave behind and its impact on future generations.

“Throughout my 25 years in this business, I have learned how important the city’s culture and legends are and why we should pass them on to future generations,” he explained. “We study the built environment all over the world to see how people lived. So, what will people say about us 200 years from now? The greatness of the whole is there because of the things we save.”

Anderson’s approach to preserving local historic buildings spurred other development up and down the Fort Worth Avenue corridor. A graffiti covered historic home was repurposed as a commercial photographer’s studio. Other business reinvestment includes a veterinary practice, new townhomes, restaurants, retail shops and a multitude of small businesses. The Belmont, widely recognized as catalyzing several hundred million dollars in reinvestment in the area, is considered one of the most popular places in town to socialize with friends and enjoy the incredible views from its cliffside perch.
LTV Tower/1600 Pacific Ave.
DALLAS, TX  |  30th District, Representative Eddie Bernice Johnson (D)

Key Project Financing

<table>
<thead>
<tr>
<th>Estimated total development cost:</th>
<th>$78,300,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Historic Tax Credit:</td>
<td>$13,996,000</td>
</tr>
<tr>
<td>State Historic Tax Credit:</td>
<td>$17,495,000</td>
</tr>
<tr>
<td>Private Equity:</td>
<td>$13,000,000</td>
</tr>
<tr>
<td>Commercial Loans:</td>
<td>$38,000,000</td>
</tr>
<tr>
<td>Local Tax Increment Financing:</td>
<td>$26,000,000</td>
</tr>
</tbody>
</table>

Property and Project Highlights

When the new 28 story LTV Tower, named for its predominant tenants Ling-Temco-Vought Electro-Science Investors, opened in 1964, it towered above the downtown district. It was the fifth largest high-rise structure in the city, also serving as headquarters for the National Bank of Commerce. The innovative design from architects Dales Young Foster and Harwood K. Smith Partners resulted in revolutionary technologies showcased for the first time in the market.

LTV Tower was primarily clad with a curtain wall system to incorporate the first large scale message board—it even had a figure of “Big Tex” in lights during the famous State Fair. It was also the first building to feature a drive-thru automated banking teller window in Dallas. David Preziosi, Executive Director of Preservation Dallas shared the importance of the LTV Tower design: “As the first modern core and shell skyscraper to accommodate rapidly evolving tenant spaces, it provided a modular design that would allow for easy manipulation of interior office space for the changing needs of tenants,” he said.

Representing Modernism at its height, the skyscraper became the headquarters for many aerospace industry, steel manufacturing, sporting goods, car rentals, and airline businesses during the 1960s and…

PROJECT PROFILE

LOCATION: 1600 Pacific Avenue, Dallas, TX
ORIGINAL CONSTRUCTION DATE: 1964
ORIGINAL USE: Office building/National Bank of Commerce
DATE OF REHABILITATION: 2015
NEW USE: 171 room hotel, 186 apartments (19 affordable, 167 luxury apartments)

Ongoing Economic Impacts:

TOTAL JOBS CREATED: 1,034
PRE-REHABILITATION ASSESSED VALUE: $3,796,530
POST-REHABILITATION ASSESSED VALUE: $9,512,060
“Even the strength of the Texas economy and Dallas’ quick recovery from the Great Recession were not enough alone to get the project going without tax credits. But for the federal and state tax credits and the TIF subsidy available to this project, downtown Dallas would have yet another decaying building creating blight.”

STEVEN NANCE, VICE PRESIDENT INVESTMENTS, HRI PROPERTIES, INC.
Martin Building
EL PASO, TX  |  16th District, Representative Beto O'Rourke (D)

PROJECT PROFILE
LOCATION: 215 N. Stanton, El Paso, TX
ORIGINAL CONSTRUCTION DATE: 1917
ORIGINAL USE: Leasable office and retail space
DATE OF REHABILITATION: 2016
NEW USE: Retail, office, and 42 loft-style, market-rate apartments

Ongoing Economic Impacts:
TOTAL JOBS CREATED: 103
PRE-REHABILITATION ASSESSED VALUE: $829,000
POST-REHABILITATION ASSESSED VALUE: $2,766,090

Key Project Financing
Estimated total development cost: $8,433,735
Federal Historic Tax Credit: $1,400,000
State Historic Tax Credit: $1,750,000
City of El Paso Community Adjustment and Investment Program (tax rebates): $1,900,000
City of El Paso Ground Floor Retail Sales and Use Tax Rebate (for new annex, 212 Mills Street): $755,000

Property and Project Highlights
Built in 1917 for an estimated $175,000, the Martin Building became a towering seven story structure in the bustling downtown scene. It provided leasable office space to a town that rapidly grew from a dusty frontier landscape to a major metropolitan center of industry and commerce.

In 2016, the architectural historian Max Grossman, Ph. D, shared his observations about his first visit to the El Paso in 2009. “I was curious about the historic core of El Paso, whose origins could be traced back to the Spanish colonial period. I was amazed at the quality and beauty of the commercial architecture,” wrote Grossman. “I was struck, however, by the great number of abandoned and neglected buildings.”

The Martin Building was among those still standing in 2009, though it was mostly unoccupied. Two years later, developer Lane Gaddy and many other dedicated individuals and businesses would come to its rescue. The rehabilitation brought the office building back to life, and added an important real estate asset to downtown El Paso.

“We believed the historic downtown quarter presented a great opportunity for redevelopment that would impact the whole city.”
“We believed the historic downtown quarter presented a great opportunity for redevelopment that would impact the whole city. The need was very clear to have residential in that area of El Paso."
LANE GADDY, PARTNER, MARTIN BUILDING, LLC

The need was very clear to have residential in that area,” said Gaddy.
The Martin Building underwent a full rehabilitation to create forty-two loft apartments on the five uppermost floors along with leasable office and retail space on the first and second floors. Sophia Razzaque, Senior Project Architect AIA, LEED AP, with Michael Hsu Office of Architects, said her team took great pride in their design efforts to preserve the original integrity of the historic building.

“We were immediately drawn to some existing tiles from the ground floor storefronts with a distinctive metallic color and texture. Damaged somewhat over the years, we made sure to take the time and care to have these innate details given the attention and respect they deserved to be restored in the closest original condition as possible,” said Razzaque. “Seeking to enhance the character of the existing elements – such as the stone and mosaic tile floors original to the building in other parts of the building – we added warm wood to the walls and a deco-inspired mural to the original barrel vaulted ceiling, in the residential lobby.”

While the terra cotta exterior was largely untouched, extensive planning went into determining how the windows would be treated. Large windows on the second floor were meticulously repaired while severely deteriorated windows on upper floors were replaced with new, matching windows with insulated glass. On the interior, non-historic office walls and dropped ceilings were removed to allow for the construction of new apartments with high ceilings. Historic features were retained including a marble-clad staircase and mail chutes.

The Martin Lofts’ apartments opened mid-2016 in the first phase of the residential plans. Mostly one-bedroom units, the lofts are perfect for young El Pasoans who want a more urban lifestyle.

Residents Troy Enriquez and Audrey Vasquez love their new place. “The building truly embodies both the history and the future of our city. Its access to the beautifully renovated plaza is one that requires passing the Cortez Hotel that once witnessed a visit from President Kennedy. The apartment units are designed with craft and vision.”

In late May, 2016, locals experienced an unveiling of a giant “ELECTRICITY” sign—the name for the area under rehabilitation. Designed by Los Angeles-based Vuro Art Gallery, the new marquee is a near replica of the one that topped the Martin Building when it became El Paso Electric’s operating headquarters in 1924.

For Gaddy, it’s a personal and professional investment in the future prosperity for the city he loves. “Downtown has an amazing treasure chest of buildings—there are endless opportunities for tourism, housing, and no downside to restoring these old buildings that continue to be neglected. I wanted to change that ecosystem of neglect into one of promotion.”

DEVELOPMENT TEAM
DEVELOPER
Martin Building, LLC

ARCHITECTS
Michael Hsu Architects, Austin, TX (primary) and PSRBB Architects Commercial Group, Inc., El Paso, TX (secondary)

CONTRACTOR
F. T. James, El Paso, TX

PHOTO COURTESY P17 LEFT EL PASO TIMES, P17 RIGHT RICHARD UNISON, P18 MARTIN BUILDING COURTESY MARTIN BUILDING, LLC
Miller Manufacturing Company Building
FORT WORTH, TX | 12th District, Representative Kay Granger (R)

PROJECT PROFILE

LOCATION: 311 Bryan Avenue, Fort Worth, TX
ORIGINAL CONSTRUCTION DATE: 1910-1911 (1935 Additions)
ORIGINAL USE: Manufacturing plant/various companies
DATE OF REHABILITATION: 2009
NEW USE: 16 Industrial loft-style market-rate apartments

Ongoing Economic Impacts:
TOTAL JOBS CREATED: 24
PRE-REHABILITATION ASSESSED VALUE: $200,000
POST-REHABILITATION ASSESSED VALUE: $2,000,000

Key Project Financing

Estimated total development cost: $1,630,000
Federal Historic Tax Credit: $320,000
Commercial Loans: $1,010,000
Private Equity: $300,000

Property and Project Highlights

Fort Worth developer Eddie Vanston said it all began by finding one interesting rehabilitation project to establish his niche for preserving and restoring many of Ft. Worth’s historic buildings. The Miller Manufacturing Company Building, significant for its labor history in the 1920s, fit the bill when he first came across the old concrete warehouse.

“I was lucky to find this great warehouse emptied out. I had done a number of buildings in the South Main Village area. Primarily, I like the loft product better than the quaint ‘Grandma’ house,” explained Vanston.

Recognizing Fort Worth needed more housing options downtown, Vanston’s team turned the Miller Manufacturing Company Building into 16 residential units in 2009. Known as Miller Lofts, the building offered affordable housing options for artists, musicians, and other tenants searching for a creative environment. The Miller Lofts redevelopment became a magnet for other investments in Fort Worth’s South Main Village, shared Mike Brennan Director of Planning for Fort Worth South, Inc., a non-profit redevelopment corporation working to revitalize Fort Worth’s Near Southside.

“We were working with the City of Fort Worth and others to revitalize South Main Street. Over time the street had been widened to carry cars from downtown into suburban areas, but old photos and the boarded-up
“I think this neighborhood, in particular, is the best example of how the federal historic tax credit really does a remarkable job of stimulating activity. Everything flows up, and once developed, density builds up. I am interested in doing something now that incentivizes new construction in the future.”

EDDIE VANSTON, FORT WORTH DEVELOPER

EDDIE VANSTON

buildings with great potential provided the inspiration to re-establish this historic place,” said Brennan. “Our organization chose to lead the effort to restore vibrancy to this area just south of downtown.”

From the outset, many in the community understood that rehabilitation of the Miller Manufacturing Company Building presented a great opportunity to pay tribute to the early history of Ft. Worth’s workforce. The construction of the building was completed in 1911, featuring steel windows with wire glass panes, and a large transom over the door. For nearly two decades, Miller Manufacturing Co.’s union garment workers produced overalls and other sturdy work clothing.

After years of devolving into an abandoned industrial complex with razor wires around the property, Vanston said his team tapped into the federal historic tax credit program to help not only restore the Miller building, but to raise up the whole community. “I think this neighborhood, in particular, is the best example of how the federal historic tax credit really does a remarkable job of stimulating activity. Everything flows up, and once developed, density builds up. I am interested in doing something now that incentivizes new construction in the future.”

During the rehabilitation, the exterior concrete walls were patched and repaired. Historic windows were repaired, while previously infilled openings were reopened, with new, historically appropriate windows installed. The large open floors were divided into apartments with high ceilings and exposed concrete finishes. The few historic wood walls, which once defined offices, were retained and incorporated into one of the apartments.

Fort Worth South, Inc. gives much of the credit to developer Eddie Vanston, contractor Tom Reynolds and architect Bob Kelly. “What is remarkable about the Miller project team is that Eddie, Tom, and Bob were pioneers in this area long before we had plans finalized and funding partnerships established with the city to improve the streets. They believed the street improvements were coming and felt it was the right time to renovate these buildings,” said Brennan. “Eddie finds these great buildings that he falls in love with and then finds others, who will do same. People who want to live in great historic neighborhoods with a lot of character rent his apartments.”

Vanston and his partners have catalyzed the current vitality of South Main Village, where there are currently two new major residential projects under construction and a half dozen historic buildings under renovation. A fully revitalized South Main Street, with new walkways and rehabilitated buildings is scheduled for completion by the end of 2016.
Jean Lafitte Hotel
GALVESTON, TX | 14th District, Representative Randy Weber (R)

INFORMATION:
LOCATION: 2101 Church Street, Galveston, TX
ORIGINAL CONSTRUCTION DATE: 1927
ORIGINAL USE: Hotel
DATE OF REHABILITATION: 2013
NEW USE: 43 affordable apartments, 40 market-rate apartments, and leasable commercial space

Ongoing Economic Impacts:
TOTAL JOBS CREATED: 145
PRE-REHABILITATION ASSESSED VALUE: $432,130
POST-REHABILITATION ASSESSED VALUE: $3,549,120

Key Project Financing
Estimated total development cost: $11,198,874
Federal Historic Tax Credit: $1,959,619
State Historic Tax Credit: $2,449,524
Loan: HUD Community Development Block Grant/Disaster Recovery Grant: $5,700,000
Private Equity: $1,015,000

Property and Project Highlights
In the port town of Galveston, buzzing with casino and beach tourism, the Jean Lafitte Hotel opened its doors to world travelers in 1927. Named for the famous French pirate (circa 1780-1823), who once lived on Galveston Island, the hotel became the scene for many exciting happenings during its heyday. Dwayne Jones, executive director, Galveston Historical Foundation, noted that one of those events grew into an annual showcase that had millions glued to their television sets.

“The first bathing beauty contest, which later became the Miss Universe pageant, began at the Jean Lafitte Hotel before the Great Depression. It was one of those substantial hotels, owned by the Moody family, where great history happened,” he said.

Unfortunately, a prolonged downturn in the local economy resulted in the ultimate abandonment of the building. Adding to the building’s uncertain future was damage it sustained in 2008 during Hurricane Ike, which devastated all of Galveston Island. To protect the Jean Lafitte Hotel, the Galveston Historical Foundation purchased the building and worked for many years to identify a developer who could restore the landmark to its former glory.
“It’s now a multi-use building making a significant contribution to the busy downtown area. The rehabilitation of the Jean Lafitte continues to give life to the downtown and has encouraged other reinvestment in historic buildings. A long effort to establish residences in the central business district is furthered by the leadership of ITEX.”

DWAYNE JONES, EXECUTIVE DIRECTOR, GALVESTON HISTORICAL FOUNDATION

It was not until 2011, however, that the ITEX Group, LLC, led by President Chris Akbari, emerged to see the project through to completion: “We had been looking to do Galveston housing for many years. When we saw the Jean Lafitte Hotel building, we knew it would be challenging, but that we could get support for its restoration,” said Akbari. “What finally moved things forward was the disaster relief funding from the Texas General Land Office after Hurricane Ike in 2008.”

Akbari said that after his company put together the proposal for affordable housing, many at the state level supported the process to bring a viable residential option to Galveston’s popular tourist area.

“We were able to build affordable housing apartments and make it attainable for the firefighters, University of Texas Medical Branch staff, and others in the service industries, who want to live near the Strand,” said Akbari. “Where our rent starts at $700 a month, new buildings built with similar quality materials would run well over a thousand dollars.” As a condition of the financing, ITEX agreed to lease 43 of the 83 units to persons earning 80 percent of the area’s median income.

During the rehabilitation, the missing windows on upper floors were replaced with historically appropriate new windows and the exterior masonry was cleaned and repointed. Existing non-historic storefront windows were retained, which is allowed under the tax credit programs. New apartments were constructed with all new buildings systems for modern convenience.

Very little remained of the interior architectural features due to the building’s abandonment. “On the first floor, look up at the 19-foot ceiling, and notice the metallic paint crown moldings, which we reconstructed with the help of old photos,” said Akbari.

Despite the many challenges the Jean Lafitte Hotel suffered over time, the Galveston landmark reopened for business in 2013. Jones said ITEX Group’s transformation of the historic building into a smart adaptive re-use has been good for the Galveston economy. “The rehabilitation of the Jean Lafitte continues to give life to the downtown and has encouraged other reinvestment in historic buildings,” said Jones.
**Texas State Hotel**

**HOUSTON, TX | 18th District, Representative Sheila Jackson-Lee (D)**

---

**PROJECT PROFILE**

- **LOCATION:** 720 Fannin Street, Houston, TX
- **ORIGINAL CONSTRUCTION DATE:** 1929
- **ORIGINAL USE:** Hotel
- **DATE OF REHABILITATION:** 2004
- **NEW USE:** 382 room hotel, corporate apartments, restaurant and bar
- **Ongoing Economic Impacts:**
  - **TOTAL JOBS CREATED:** 133
  - **PRE-REHABILITATION ASSESSED VALUE:** $4,385,250
  - **POST-REHABILITATION ASSESSED VALUE:** $12,171,833

---

**Key Project Financing**

- **Estimated total development cost:** $10,843,374
- **Federal Historic Tax Credit:** $1,800,000

**Property and Project Highlights**

They say “things are bigger in Texas,” and the 1929 design for the 16-story Texas State Hotel exemplifies this old adage. The towering structure was one of Houston architect Joseph Finger’s biggest commissions, featuring decoration inspired by Spanish Plateresque design. The building sits at the corner of Rusk and Fannin Streets, the center of the city’s first “skyscraper district.”

Originally, Finger designed what was to be called “The San Jacinto Hotel” for the Miller Investment Company, but after two years sitting unfinished, businessman and philanthropist Jesse H. Jones—nicknamed “Mr. Houston”—stepped in to purchase and complete the building. The Texas State Hotel, as it was ultimately named, joined his portfolio of other hotel interests.

Many Houstonians say the Texas State Hotel is the most decorative building in today’s downtown Houston. Its luxurious features include the original Adamantile floor tile, decorative marble staircase, and wooden sash windows. As with all of his hotel properties, Jones ensured only the highest quality accommodations for his guests. David Bush, acting director of Preservation Houston, said that after the hotel’s rehabilitation, many people would not recognize that it was the same building given its previous poor condition. “What I like about the 2004 restoration of the hotel is its very dramatic transformation. It had been vacant for ages and was covered with graffiti and years of soot buildup from the cars and buses that passed by. The grime covered much of the building’s architectural detailing,” said Bush.
“Not only did the Texas State Hotel project save a building full of history and character for future generations of Houstonians, but the rehabilitation also showed that reuse of historic buildings can be economically viable. Since it reopened, we have seen renovation projects move forward on at least four other vacant or underutilized historic buildings located within a block of the Texas State Hotel.”

DIANA DECRUZ, CITY OF HOUSTON PLANNING & DEVELOPMENT DEPARTMENT

As with many historic rehabilitation efforts throughout the state, the former Texas State Hotel returned to full use as a four-star Club Quarters Hotel with 382 guest rooms by utilizing the federal historic tax credit. This rehabilitation undertaken by Masterworks, in turn, prompted other developers to follow suit, shared Bush.

“Previously Houston’s eastside was largely neglected—the Texas State Hotel had not seen much work. As the first building to be rehabilitated there, other preservation efforts eventually followed,” he said.

Diana DuCroz, City of Houston Planning & Development Department, agreed that the hotel project was a trailblazer of sorts in that pocket of downtown Houston.

“Not only did the Texas State Hotel project save a building full of history and character for future generations of Houstonians, but the rehabilitation showed that reuse of historic buildings can be economically viable,” said DuCroz. “Since it reopened, we have seen renovation projects move forward on at least four other vacant or underutilized historic buildings located within a block of the Texas State Hotel. The long vacant Texaco, Melrose and Stowers Buildings are currently undergoing renovation with the help of historic tax credits for residential, hotel, and office uses, and the S.F. Carter Building reopened recently as the new JW Marriott.”
Valley Fruit Company Building
PHARR, TX  |  15th District, Representative Ruben Hinojosa (D)

LOCATION: 724 N. Cage Blvd.
ORIGINAL CONSTRUCTION DATE: 1947-1972, main structure, nine interconnected buildings, and smaller detached structures
ORIGINAL USE: Fruit and vegetable processing and packaging facility
DATE OF REHABILITATION: 2012
NEW USE: Food Bank of the Rio Grande Valley (Food Bank RGV) offices, food sorting, and distribution

Ongoing Economic Impacts:
TOTAL JOBS CREATED: 96
PRE-REHABILITATION ASSESSED VALUE: $1,800,000
POST-REHABILITATION ASSESSED VALUE: $5,089,727

Key Project Financing
Estimated total development cost: $11,000,000
Federal Historic Tax Credit: $1,300,000
New Market Tax Credit: $3,229,200
Loans: $7,394,157
Private Equity: $447,000

Property and Project Highlights
Mention "citrus" to most Texans and they will talk about the Rio Grande Valley’s mouthwatering Ruby Red grapefruits. During its heyday in the late 1940s, the Valley Fruit Company was the major packer and shipper of grapefruit in the world.

The story of the Valley’s famous citrus crops began after the Don Macedonio Vela family settled and began planting orange trees at Laguna Seca Ranch in 1871. In the late 1930s and early ’40s, under the Emergency Labor Program, tens of thousands of Mexican citizens worked in the fields, packing houses and shipping warehouses throughout the Valley to replace American workers who fought in WWII.

Although the Valley Fruit Company prospered during its early years, a devastating winter freeze struck in 1949, and again in 1951. The company decided to diversify and subsequently became the Valley Fruit and Vegetable Company. The business not only survived as a result but became one of the largest agricultural packing facilities in the world and the largest employer in South Texas. Terri Drefke, chief executive officer for Food Bank Rio Grande Valley, Inc., which bases its operations in the historic building, said Pharr residents enjoy a renewed connection with their past.

"We have people who come in all the time who say, 'Gosh, my family..."
“Everyone recognizes the importance of the Valley Fruit Company Building and how this rehabilitation has impacted the community. New business opened up across the street, inspiring the rehabilitation by the local school district of the Jefferson High School.”

MARIO PALOMO, MAIN STREET, CITY OF PHARR

worked here. Even the last Mayor of Pharr once worked here. It is such an icon for the Valley and for Pharr,” she said.

The company, whose primary source of business was gift fruit sales, was barely hanging on when Food Bank RGV purchased the buildings in 2005. Exterior walls, windows, overhangs and trim were found to be original and dated prior to 1950, and although the structural framing and interior finishes were in poor condition, “the historic fabric was, in general, in very good condition,” said Drefke.

In searching for more space throughout Hidalgo County, Drefke said the Food Bank RGV board was not convinced that the building was the answer to its organization’s growing needs.

“The Valley Fruit Co. building had awesome architecture, which I have always loved. We worked closely with the City of Pharr, which had some funding, to study just how structurally sound the building was. The board eventually decided it was more feasible to buy and restore, rather than buy new, because this landmark was so well built.”

The new owners undertook a sensitive rehabilitation project that brought life back to the Valley Fruit Company building, while retaining the features that make it unique. Considerable attention was paid to removing graffiti without damaging the brick walls and restoring the original large neon sign. Other restoration efforts included repair of the original steel casement windows and the front loading bays, which were in-filled with dark glazing to convey a sense of the voids that once existed. The interiors, mostly large, open areas with truss ceilings, are used in much the same way as they were historically. The original offices remain as offices with all historic woodwork and other materials preserved. The large spaces are now used as food sorting areas, with additional offices built into balconies overlooking the floor.

Food Bank RGV’s decision to purchase and rehabilitate the landmark building helped them become the 60th largest food bank in the nation, and the sixth largest in Texas. Through this restored complex, the organization has already served more than 1 million individuals in Cameron, Hidalgo, and Willacy counties. Mario Palomo with the City of Pharr’s Main Street program said Food Bank RGV’s critical investment in the historic building created a substantial impact in the area.

“Everyone recognizes its importance and how this rehabilitation has impacted the community. New business opened up across the street, which, in turn, inspired the rehabilitation by the local school district of the Jefferson High School. The folks who are doing this preservation work care about the community and show it through their work on these buildings,” said Palomo. “Additionally, The Food Bank provides a need, which in this area, because of the low income status, helps a lot of people.”

DEVELOPMENT TEAM
DEVELOPER
FBRGV, Pharr, TX

ARCHITECT
Custom Design Solutions, Pharr, TX

CONTRACTOR
Joe Williamson Construction Co., Pharr, TX

PHOTOS COURTESY FOOD BANK OF THE RIO GRANDE VALLEY, INC.
Key Project Financing

Estimated total development cost: $762,551
Federal Historic Tax Credit: $147,529

Property and Project Highlights

Louis Schuelenburg saw great potential in the town established in 1873 halfway between San Antonio and Houston. The town named in his honor soon resembled most late 19th century railroad towns with a main commerce street lined with several blocks of one- and two-story masonry buildings facing the tracks.

At the center of it all was Sengelmann Hall. The venue drew a rich base of Czech and German settlers who celebrated their weddings, festivals, and theatrical performances in the hall, which was often filled with the sounds of polka music.

The music stopped, however, in the 1940’s not long after the new highway system was built in close proximity to the town. As an increasing number of potential customers bypassed the little town just one mile from I-10, Sengelmann Hall transitioned first into an auto parts store and then into disrepair.

Dana R. Harper, who in the late 1990s purchased the historic property, was inspired by the weekends he spent during childhood at his family’s farm outside Schuelenburg. He was familiar with the small community as the place where his great, great grandmother had grown up. At the time he purchased the Hall, Harper was an artist from Houston who came to Shulenberg with a vision.

Harper once told a reporter about his motivation to invest close to a million dollars into the former dance hall. “I thought of my ancestors dancing upstairs. That image is so clear that it gave me courage [to invest].”
“The reopening of Sengelmann Hall has revitalized downtown Schulenburg, formerly known for its drive-through liquor store and gun shop under one roof. Leo Kopecky, a former mayor and downtown bar owner, said, ‘Our heritage here in the small towns, especially the Schulenburg area, is that we grew up in dance halls. There was nothing else to do when we were kids back in the early ’50s and ’60s. It’s a revival, really, of an era past.’”

JOHN BURNETT, “SAVING TEXAS DANCE HALLS, ONE TWO-STEP AT A TIME” (2010)

After using the upstairs as a studio, Harper hired Stern and Bucek Architects in 2007 to help create a renewed purpose for the property: to restore it to its former glory as a dance hall with gift shop, saloon, restaurant and biergarten below. The partnership proved a perfect fit as David Bucek also had deep roots in the Schulenburg community.

“Half of the Bucek family settled in a town close by in the 1860s. Dana handed me the keys, and asked me to look at the hall,” recalled Bucek. “The ground floor store front had been removed and many inappropriate changes had been made, like a missing balcony and walls covered with 1970s paneling... But upstairs, the dining hall was mostly intact. It was a forgotten landscape.”

“Ten years after he bought Sengelmann Hall, Dana purchased a second historic building,” said Bucek. “His commitment to invest in Schulenburg further demonstrated his love for 19th century architecture with its wood detailing.”

S. Patrick Sparks, P.E., owner of Sparks Engineering, Inc., former president of Texas Dance Hall Preservation, Inc. and avid two-stepper, remembered being very impressed with the structural soundness of the old dance hall.

“The floors, made of quarter saw longleaf pine are the highest quality material you can get. They were particularly nice. When we first looked at them, there were paint spatters everywhere. We asked ourselves, ‘What should we do?’” Sparks said. “But, all it needed was a good cleaning and that was it! No repairs, strengthening, or anything. Structurally, the floors were perfect to meet the modern code.”

In addition to the high quality wood floors, Sparks said the rehabilitation team all agreed other historic elements of the building needed to be retained. “The Hall still had a lot of character, features like the wainscoting and original finishes. We collectively decided these elements needed to stay. It’s rare to find a team that all agrees on what is historically significant.”

The top to bottom rehabilitation brought the two buildings up to code while retaining the character-defining features and magical atmosphere of the past. Original features of the main facade that had been previously removed were carefully restored, including windows, doors, and the exterior balcony. All were recreated based on historic photographs. On the interior, the original bar was replicated and walls were painted based on paint analysis conducted by a specialist. The interior floorplans remain unchanged because a modern kitchen and accessible bathrooms were constructed in an adjacent building. A new beer garden was added to the rear of the rehabilitated building. The “light-touch” renovation strategies of Harper and the architectural and structural engineering teams produced a revival of the Hall’s past when it re-opened in 2009.

DEVELOPMENT TEAM
DEVELOPER
Kessler Properties, LLC, Houston, TX
ARCHITECT
Stern and Bucek Architects, Houston, TX
ENGINEER
Sparks Engineering (structural), San Antonio, TX
CONTRACTORS
Kalina, Inc., (general), Schulenburg, TX

PHOTOS COURTESY P27 DANA HARPER, P28 STERN AND BUCEK ARCHITECTS
**St. Anthony Hotel**

SAN ANTONIO, TX  |  35th District, Representative Lloyd Doggett (D)

**PROJECT PROFILE**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>300 E. Travis Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORIGINAL CONSTRUCTION DATE</td>
<td>1909</td>
</tr>
<tr>
<td>ORIGINAL USE</td>
<td>Hotel</td>
</tr>
<tr>
<td>DATE OF REHABILITATION</td>
<td>2013-2015</td>
</tr>
<tr>
<td>NEW USE</td>
<td>277 room hotel, 4 restaurants, bar</td>
</tr>
</tbody>
</table>

**Ongoing Economic Impacts:**

<table>
<thead>
<tr>
<th>TOTAL JOBS CREATED</th>
<th>250</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRE-REHABILITATION ASSESSED VALUE</td>
<td>$14,380,579</td>
</tr>
<tr>
<td>POST-REHABILITATION ASSESSED VALUE</td>
<td>$33,922,950</td>
</tr>
</tbody>
</table>

**Key Project Financing**

- **Estimated total development cost:** $94,000,000
- **Federal and State Historic Tax Credits:** $23,750,000

**Property and Project Highlights**

When they were elementary school buddies in the 1980s, the founders of BC Lynd Hospitality LLC, did not realize that their steadfast friendship would one day culminate in the rescue one of San Antonio’s most iconic and treasured landmarks. Today, the firm’s Chief Executive Officer Brandon Raney and Chief Financial Officer Clyde Johnson, IV look back and marvel at their roles in transforming a local landmark.

The St. Anthony Hotel was built in 1909 by Augustus H. Jones and B.L. Naylor to bring the first luxury hotel to the city now known for its tourism hospitality. Guests like General Douglas MacArthur, First Lady Eleanor Roosevelt and actor Will Rogers once enjoyed its exceptional dining menu and high-quality rooms. Its Spanish Colonial Revival design further enhanced the rich cultural history of the city. By 1941, the hotel spanned an entire city block with four towers, parking, and additional stories to accommodate more space for guests, dining, and ballrooms.

In 1948, ownership of the legendary hotel changed frequently. After various economic downturns and years of general neglect, the aging grande dame of the hotel industry faced foreclosure in 2010.

That’s when Johnson and Raney, long-time business partners, stepped in.

“Brandon and I grew up in San Antonio and both of our families go back a long way here over several generations. When we first heard it was going to be foreclosed, we knew it was in such bad shape and disrepair,” said Johnson. “But we also knew it was something special—what it had
“Without the historic tax credit, this project would not have been possible. It allows developers like us to go into a project, fraught with risk, and build up the capitalization of the project costs. People think, ‘Oh, the building is there, so it must be cheaper than starting from scratch.’ Not true. The federal and Texas historic tax credits make complicated rehabilitation projects, like the St. Anthony, economically feasible.”

BRANDON RANEY, CO-OWNER, ST. ANTHONY HOTEL

DEVELOPMENT TEAM
DEVELOPER
BCL St. Anthony ML, L.P., Managed by BC Lynd Hospitality, LLC
ARCHITECT
Overland Partners
San Antonio, TX
CONTRACTOR
BC Lynd St. Anthony Construction, LLC,
San Antonio, TX

been and what it could be. For me it was very personal as my banker grandfather would have lunch every day in the St. Anthony, the business hang-out of his time.”

Raney, who recalled the St. Anthony Hotel Sunday brunches after church as a child and wedding receptions of friends as a young adult, also shared some of the historic treasures discovered during his company’s 2012 rehabilitation.

“First, we were able to get ahold of the original architectural drawings – thank goodness the structural engineer was well known for not throwing out his files,” said Raney. “Another nice surprise was uncovering the 1910 mosaic tile floor that had been in the St. Anthony Hotel Club area, which had been covered up with light-weight concrete. As we began the work, we saw a remnant of the tile. When we revealed the whole floor, we found it was in perfect condition.”

Johnson said that during the 32-month re-development of the hotel, an estimated 150 contractors from various trades helped restore the beautiful hotel. Among those trade companies was Voss Metals in San Antonio that had provided exquisite ornamental design for the St. Anthony throughout four family generations.

“Ted Voss’s grandfather fabricated by hand all the light fixtures and balconies in the 1930s, and his fingerprints are all over the hotel,” said Johnson. We hired Ted to do the rehabilitation. Whenever possible, we used local San Antonio companies for both design and construction.”

The rehabilitation project involved extensive work to the building exterior, including the cleaning and repair of exterior masonry and stucco, the repair of its historic windows, the restoration of loggia and the main entry on the building’s facade. Sensitive improvements were made to the 1930s era roof terrace keeping the original design in place. Craftspeople also repaired and restored the decorative finishes in the lobby and other public spaces and constructed a reception desk that matched the original design.

Not only did Johnson and Raney’s passion for the preservation of historic San Antonio make the rehabilitation possible, but the federal support they received was critical to restoring a vibrant St. Anthony Hotel.

“Without the historic tax credit, this project would not have been possible. It allows developers like us to go into a project, fraught with risk, and build up the capitalization of the project costs,” said Raney. “People think, ‘Oh, the building is there, so it must be cheaper than starting from scratch.’ Not true. The federal and Texas historic tax credits make complicated rehabilitation projects, like the St. Anthony, economically feasible.”
Moore Grocery Company/Tyler Grocery Company
TYLER, TX | 1st District, Representative Louis Gohmert (R)

PROJECT PROFILE

MOORE GROCERY CO. BUILDING
LOCATION: 408 North Broadway Ave., Tyler, TX
ORIGINAL CONSTRUCTION DATE: 1912
ORIGINAL USE: Furniture warehouse
DATE OF REHABILITATION: 2008
NEW USE: 66 apartments and leasable commercial space

TYLER GROCERY CO. BUILDING
(TYLER CANDLE COMPANY)
LOCATION: 410 North Broadway Ave., Tyler TX
ORIGINAL CONSTRUCTION DATE: 1917
ORIGINAL USE: Furniture warehouse
DATE OF REHABILITATION: 2008
NEW USE: 22 apartments and leasable commercial space

Ongoing Economic Impacts:
TOTAL JOBS CREATED: 73
PRE-REHABILITATION ASSESSED VALUE: $930,000
POST-REHABILITATION ASSESSED VALUE: $3,550,000

Key Project Financing

Estimated Total Development Costs: $10,873,209
Federal Historic Tax Credit (Moore Tyler Building): $853,796
Federal Historic Tax Credit (Tyler Grocery Building): $171,052
Low Income Housing Tax Credits: $7,046,039
Loan: $2,350,000

Property and Project Highlights

The five-story buff brick building, known as the Moore Grocery Company Building, was built circa 1912 for prominent Tyler businessman Thomas E. Swann. According to the City of Tyler planning department, “It is Tyler’s only example of the Chicago Commercial Style of architecture and is a noteworthy example of an early 1900s commercial brick building with detailed masonry work. Upon completion, the five story structure was the largest in Tyler with floor space of approximately 6,000 square feet per floor.” Swann later built another two-story brick structure, later known as the Tyler Grocery Company Building, on one of his adjacent lots.

Addison Moore founded Moore Grocery Company in 1887 and made his mark with the first wholesale firm in Tyler. While the Moore business was highly successful for more than 50 years, records state that “it shared the field with the fairly short-lived Tyler Grocery Company” Businesses like the Moore Grocery Company and the nearby Tyler Grocery Company prospered because of their ideal location adjacent to the railroad spur and the agricultural storage sheds.

In 2001, the Landmark Group of Winston-Salem, North Carolina used historic tax credits to transform both the historic Moore Grocery and the Tyler Grocery Company buildings into affordable housing. The rehabilitated buildings, now known collectively as the Moore Grocery Lofts, serve an important segment of the city.
“The rehabilitation of the two historic grocery buildings kept valuable resources in the community. Without the historic tax credits, we wouldn’t have been able to create housing in this type of building. They were essential to making the project work.”

LISA SARI, PRESIDENT, LANDMARK ASSET SERVICES

Beverly Abell, Department Leader of the Heart of Tyler, Inc., the organization that served as passionate advocate and promoter to save the buildings, recalled meeting with the developer’s rehabilitation team in 2007.

“They did a lot of research on communities with registered historic properties, which, of course, bring about the potential to also receive the federal historic tax credit,” she explained. “The Swann-Moore-Denard Building was already on the National Register of Historic Places and we wanted to make sure local employees had a place to live where they could walk to work,” said Abell. “The Landmark Group helped make that possible in Tyler because there is such a demand for living space in this area of town.”

With the federal historic tax credits, the exterior masonry was gently cleaned to leave the remnants of historic signage and advertisements. The historic windows were repaired, including some that had been previously removed and stored on site. Several unique interior features were retained, including vaults, which were incorporated into some of the units. During the rehabilitation, a severely deteriorated addition to the historic building was demolished, and a compatible new structure was constructed in its place.

The Moore Lofts had an immediate impact on the neighborhood and later received Texas Downtown Associations’ Best Adaptive Reuse Award in 2009.

“As soon as the lofts were done, Landmark had an open house and invited the public to see the quality of their apartments. The visitors were very impressed with how sensitively the historic property was handled, and how great the units looked,” Abell said.

Now, the Moore Grocery Lofts offer affordable loft living for working families. The convenient location in the heart of downtown Tyler is within walking distance to Tyler Square and is on the Tyler Transit line with close proximity to Discovery Science Place and the Tyler Museum. Each of the 88 loft rental homes feature beautiful hardwood floors, carpeting, ceiling fans, decor lighting, large walk-in closets, energy efficient heat pump and air conditioning.
## Federal Historic Tax Credit Projects in Texas
### 2002–2015

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>YEAR</th>
<th>QUALIFIED EXPENDITURES</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elks Lodge Building</td>
<td>1174 North First Street</td>
<td>Abilene</td>
<td>2002</td>
<td>$1,005,200</td>
<td>Other</td>
</tr>
<tr>
<td>Hotel Wooten</td>
<td>1102 West 3rd Street</td>
<td>Abilene</td>
<td>2005</td>
<td>$8,600,000</td>
<td>Housing</td>
</tr>
<tr>
<td>Parkview Apartments</td>
<td>1320 South Fillmore Street</td>
<td>Amarillo</td>
<td>2009</td>
<td>$749,592</td>
<td>Housing</td>
</tr>
<tr>
<td>Fisk Medical Arts Building</td>
<td>724 S. Polk Street</td>
<td>Amarillo</td>
<td>2012</td>
<td>$11,500,000</td>
<td>Hotel</td>
</tr>
<tr>
<td>Vineyard Manor</td>
<td>1201 S. Polk Street</td>
<td>Amarillo</td>
<td>2014</td>
<td>$1,639,919</td>
<td>Other</td>
</tr>
<tr>
<td>Hubbell Duplex</td>
<td>3912 SW 6th Avenue</td>
<td>Amarillo</td>
<td>2015</td>
<td>$51,525</td>
<td>Not Reported</td>
</tr>
<tr>
<td>The Vaught House</td>
<td>718 W. Abram Street</td>
<td>Arlington</td>
<td>2004</td>
<td>$93,719</td>
<td>Office</td>
</tr>
<tr>
<td>Vandergriff Chevrolet Building</td>
<td>100 E Division Street</td>
<td>Arlington</td>
<td>2009</td>
<td>$2,196,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Stephen F. Austin Hotel</td>
<td>701 Congress Avenue</td>
<td>Austin</td>
<td>2002</td>
<td>$29,694.973</td>
<td>Hotel</td>
</tr>
<tr>
<td>Goodman Building</td>
<td>202 West 13th Street</td>
<td>Austin</td>
<td>2004</td>
<td>$752,965</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>J.P. Schneider Store</td>
<td>401 West Second Street</td>
<td>Austin</td>
<td>2005</td>
<td>$596,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Wroe-Bustin House</td>
<td>506 Baylor Street</td>
<td>Austin</td>
<td>2006</td>
<td>$197,325</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Chapman House</td>
<td>901 East 12th Street</td>
<td>Austin</td>
<td>2008</td>
<td>$110,000</td>
<td>Office</td>
</tr>
<tr>
<td>Hyde Park Duplex</td>
<td>4110 Ave B</td>
<td>Austin</td>
<td>2009</td>
<td>$181,197</td>
<td>Housing</td>
</tr>
<tr>
<td>George Sampson House</td>
<td>1003 Rio Grande</td>
<td>Austin</td>
<td>2014</td>
<td>$1,917,018</td>
<td>Office</td>
</tr>
<tr>
<td>Jefferson Theatre</td>
<td>345 Fannin Street</td>
<td>Beaumont</td>
<td>2004</td>
<td>$5,953,807</td>
<td>Other</td>
</tr>
<tr>
<td>Lamb Building</td>
<td>381 College Street</td>
<td>Beaumont</td>
<td>2006</td>
<td>$1,080,647</td>
<td>Office</td>
</tr>
<tr>
<td>Coale Building</td>
<td>463-465 Bowie</td>
<td>Beaumont</td>
<td>2007</td>
<td>$2,156,167</td>
<td>Commercial</td>
</tr>
<tr>
<td>Hotel Beaumont</td>
<td>625 Orleans Street</td>
<td>Beaumont</td>
<td>2007</td>
<td>$5,750,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Antioch Baptist Church</td>
<td>527 Forsythe Street</td>
<td>Beaumont</td>
<td>2009</td>
<td>$1,071,000</td>
<td>Housing</td>
</tr>
<tr>
<td>Neches Electric Building</td>
<td>620 Pearl Street</td>
<td>Beaumont</td>
<td>2009</td>
<td>$3,600,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>First City Building</td>
<td>505 Orleans Street</td>
<td>Beaumont</td>
<td>2010</td>
<td>$488,082</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Settles Hotel</td>
<td>200 East Third Street</td>
<td>Big Spring</td>
<td>2015</td>
<td>$21,672,675</td>
<td>Not Reported</td>
</tr>
<tr>
<td>R. B. Rogers House and Servant’s Quarters</td>
<td>707 Center Avenue</td>
<td>Brownwood</td>
<td>2014</td>
<td>$596,312</td>
<td>Housing</td>
</tr>
<tr>
<td>The Wright Building</td>
<td>1 East James Street</td>
<td>Cleburne</td>
<td>2007</td>
<td>$3,249,823</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Sherman/Jones/Nueces Building</td>
<td>317 Peoples Street</td>
<td>Corpus Christi</td>
<td>2010</td>
<td>$6,750,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>B.F. Goodrich Building</td>
<td>4136 Commerce Street</td>
<td>Dallas</td>
<td>2002</td>
<td>$117,159</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Goodyear Tire &amp; Rubber Co. Building</td>
<td>3809 Parry Avenue</td>
<td>Dallas</td>
<td>2002</td>
<td>$1,756,738</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Davis Bldg.</td>
<td>1309 Main Street</td>
<td>Dallas</td>
<td>2004</td>
<td>$28,867,677</td>
<td>Hotel</td>
</tr>
<tr>
<td>Bluitt Sanitarium/R.F. Aspley Build</td>
<td>2036 Commerce Street</td>
<td>Dallas</td>
<td>2005</td>
<td>$605,624</td>
<td>Office</td>
</tr>
<tr>
<td>Purvin-Hexter Building</td>
<td>2038 Commerce Street</td>
<td>Dallas</td>
<td>2005</td>
<td>$349,481</td>
<td>Office</td>
</tr>
<tr>
<td>Continental Supply Building</td>
<td>1512 Commerce Street</td>
<td>Dallas</td>
<td>2006</td>
<td>$13,032,500</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>4928 Bryan Street Apartments</td>
<td>4928 Bryan Street</td>
<td>Dallas</td>
<td>2007</td>
<td>$526,851</td>
<td>Housing</td>
</tr>
<tr>
<td>Dallas Power &amp; Light Building</td>
<td>222 Browder Street</td>
<td>Dallas</td>
<td>2007</td>
<td>$15,566,500</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Belmont Motor Hotel</td>
<td>901 &amp; 915 Fort Worth Avenue</td>
<td>Dallas</td>
<td>2008</td>
<td>$2,639,050</td>
<td>Hotel</td>
</tr>
<tr>
<td>Gulf States Building</td>
<td>1415 Main Street &amp; 109 Akard Street</td>
<td>Dallas</td>
<td>2008</td>
<td>$16,000,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>PROJECT NAME</td>
<td>ADDRESS</td>
<td>CITY</td>
<td>YEAR</td>
<td>QUALIFIED USE</td>
<td>EXPENDITURES</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>--------------------------------</td>
<td>----------</td>
<td>------</td>
<td>---------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Harlan Building</td>
<td>2018 Cadiz Street</td>
<td>Dallas</td>
<td>2008</td>
<td>Multi-Use</td>
<td>$2,315,217</td>
</tr>
<tr>
<td>Stoneleigh Hotel</td>
<td>2927 Maple Avenue</td>
<td>Dallas</td>
<td>2008</td>
<td>Commercial</td>
<td>$24,575,000</td>
</tr>
<tr>
<td>Dallas National Bank Building</td>
<td>1530 Main Street</td>
<td>Dallas</td>
<td>2009</td>
<td>Multi-Use</td>
<td>$29,508,177</td>
</tr>
<tr>
<td>Fidelity Union Life Tower</td>
<td>1507 Pacific Avenue</td>
<td>Dallas</td>
<td>2009</td>
<td>Multi-Use</td>
<td>$86,000,000</td>
</tr>
<tr>
<td>Republic Center Tower 1</td>
<td>300 N. Ervay Street</td>
<td>Dallas</td>
<td>2009</td>
<td>Multi-Use</td>
<td>$23,352,976</td>
</tr>
<tr>
<td>Santa Fe Terminal #4</td>
<td>1033 Young Street</td>
<td>Dallas</td>
<td>2010</td>
<td>Multi-Use</td>
<td>$30,000,000</td>
</tr>
<tr>
<td></td>
<td>5817-19 La Vista Court</td>
<td>Dallas</td>
<td>2011</td>
<td>Housing</td>
<td>$90,678</td>
</tr>
<tr>
<td>Us Post Office And Courthouse Building</td>
<td>400 N. Ervay Street</td>
<td>Dallas</td>
<td>2012</td>
<td>Other</td>
<td>$19,856,910</td>
</tr>
<tr>
<td>Dallas Coffin Company</td>
<td>1325 South Lamar Street</td>
<td>Dallas</td>
<td>2013</td>
<td>Hotel</td>
<td>$10,907,684</td>
</tr>
<tr>
<td>Kessler Theater</td>
<td>1214 Davis Street</td>
<td>Dallas</td>
<td>2013</td>
<td>Other</td>
<td>$894,484</td>
</tr>
<tr>
<td>Continental Building</td>
<td>1810 Commerce</td>
<td>Dallas</td>
<td>2014</td>
<td>Multi-Use</td>
<td>$37,200,000</td>
</tr>
<tr>
<td></td>
<td>1604 Main Street</td>
<td>Dallas</td>
<td>2014</td>
<td>Hotel</td>
<td>$22,151,339</td>
</tr>
<tr>
<td></td>
<td>1505 Commerce</td>
<td>Dallas</td>
<td>2014</td>
<td>Other</td>
<td>$2,484,951</td>
</tr>
<tr>
<td>The Popular (1946 Addition)</td>
<td>1 Union Fashion Center Suite B</td>
<td>El Paso</td>
<td>2003</td>
<td>Commercial</td>
<td>$61,452</td>
</tr>
<tr>
<td>Winter Hammond House</td>
<td>1020 Montana</td>
<td>El Paso</td>
<td>2005</td>
<td>Office</td>
<td>$172,855</td>
</tr>
<tr>
<td>Mills Building</td>
<td>303 North Oregon Street</td>
<td>El Paso</td>
<td>2013</td>
<td>Commercial</td>
<td>$22,000,000</td>
</tr>
<tr>
<td>Zapp Building</td>
<td>201 North Fayette Street</td>
<td>Fayetteville</td>
<td>2004</td>
<td>Multi-Use</td>
<td>$213,845</td>
</tr>
<tr>
<td>Ft. Worth Club 1916 Winfree</td>
<td>608-610 Main Street</td>
<td>Fort Worth</td>
<td>2002</td>
<td>Hotel</td>
<td>$80,000,000</td>
</tr>
<tr>
<td>Irion House</td>
<td>612 8th Avenue</td>
<td>Fort Worth</td>
<td>2004</td>
<td>Office</td>
<td>$301,000</td>
</tr>
<tr>
<td>Lueda May Apartments</td>
<td>301 W. Leuda</td>
<td>Fort Worth</td>
<td>2004</td>
<td>Multi-Use</td>
<td>$702,668</td>
</tr>
<tr>
<td></td>
<td>805 May Street &amp; 807 May Street &amp; Associated Garage</td>
<td>Fort Worth</td>
<td>2005</td>
<td>Housing</td>
<td>$292,779</td>
</tr>
<tr>
<td>Fairmont Duplex</td>
<td>1405-07 Hurley Avenue</td>
<td>Fort Worth</td>
<td>2005</td>
<td>Housing</td>
<td>$72,160</td>
</tr>
<tr>
<td>Camp-Scott-Couch-Lampe-House</td>
<td>608 8th Avenue</td>
<td>Fort Worth</td>
<td>2006</td>
<td>Office</td>
<td>$450,000</td>
</tr>
<tr>
<td>La Salle Apartments</td>
<td>1420 &amp; 1426 College Avenue</td>
<td>Fort Worth</td>
<td>2007</td>
<td>Housing</td>
<td>$1,160,557</td>
</tr>
<tr>
<td>Joyslin Building</td>
<td>207-11 S. Main Street</td>
<td>Fort Worth</td>
<td>2009</td>
<td>Multi-Use</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Sawyer Building</td>
<td>201-05 S. Main Street</td>
<td>Fort Worth</td>
<td>2009</td>
<td>Multi-Use</td>
<td>$1,100,000</td>
</tr>
<tr>
<td>Ft. Worth Warehouse &amp; Transfer Company Building</td>
<td>201-207 S. Calhoun Street</td>
<td>Ft. Worth</td>
<td>2014</td>
<td>Multi-Use</td>
<td>$3,500,000</td>
</tr>
<tr>
<td>E. S. Levy Building</td>
<td>2221-25 Market Street</td>
<td>Galveston</td>
<td>2002</td>
<td>Multi-Use</td>
<td>$1,700,000</td>
</tr>
<tr>
<td>Model Laundry Building</td>
<td>2502-2514 Church Street</td>
<td>Galveston</td>
<td>2002</td>
<td>Office</td>
<td>$837,000</td>
</tr>
<tr>
<td>Merimax Building</td>
<td>513-523 25Th Street</td>
<td>Galveston</td>
<td>2004</td>
<td>Housing</td>
<td>$1,040,000</td>
</tr>
<tr>
<td>D.W. Kemper House</td>
<td>521 22nd Street</td>
<td>Galveston</td>
<td>2011</td>
<td>Multi-Use</td>
<td>$129,000</td>
</tr>
<tr>
<td>United States National Bank Building</td>
<td>1201 Rosenbaum Avenue</td>
<td>Galveston</td>
<td>2011</td>
<td>Multi-Use</td>
<td>$2,204,372</td>
</tr>
<tr>
<td>Jean Lafitte Hotel</td>
<td>2201 Avenue D (Market Street)</td>
<td>Galveston</td>
<td>2011</td>
<td>Commercial</td>
<td>$9,798,096</td>
</tr>
<tr>
<td>Benjamin Apartments</td>
<td>2101 Church Street</td>
<td>Galveston</td>
<td>2015</td>
<td>Not Reported</td>
<td>$9,798,096</td>
</tr>
<tr>
<td>Commercial National Bank</td>
<td>1218 Webster</td>
<td>Houston</td>
<td>2003</td>
<td>Commercial</td>
<td>$1,900,000</td>
</tr>
<tr>
<td>Houston Post Dispatch Building</td>
<td>917 Franklin</td>
<td>Houston</td>
<td>2003</td>
<td>Multi-Use</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Sam Houston Hotel</td>
<td>609 Fannin Street</td>
<td>Houston</td>
<td>2003</td>
<td>Hotel</td>
<td>$32,000,000</td>
</tr>
<tr>
<td>Scanlan Building</td>
<td>1119 Prairie Street</td>
<td>Houston</td>
<td>2003</td>
<td>Hotel</td>
<td>$15,500,000</td>
</tr>
<tr>
<td>George H. Burnett</td>
<td>405 Main Street</td>
<td>Houston</td>
<td>2003</td>
<td>Office</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>Humble Oil Building</td>
<td>219 West 11Th Street</td>
<td>Houston</td>
<td>2004</td>
<td>Office</td>
<td>$225,289</td>
</tr>
<tr>
<td>Union National Bank</td>
<td>1212 Main</td>
<td>Houston</td>
<td>2004</td>
<td>Multi-Use</td>
<td>$53,135,348</td>
</tr>
<tr>
<td>Myers-Spalti Manufacturing Plant</td>
<td>220 Main Street</td>
<td>Houston</td>
<td>2004</td>
<td>Multi-Use</td>
<td>$16,000,000</td>
</tr>
<tr>
<td>Roy And Margaret Farrar House</td>
<td>2115 Runnels Street</td>
<td>Houston</td>
<td>2005</td>
<td>Multi-Use</td>
<td>$17,443,658</td>
</tr>
<tr>
<td>Jefferson Davis Hospital</td>
<td>511 Lovett</td>
<td>Houston</td>
<td>2005</td>
<td>Multi-Use</td>
<td>$475,000</td>
</tr>
<tr>
<td>Texas State Hotel</td>
<td>1101 Elder</td>
<td>Houston</td>
<td>2006</td>
<td>Multi-Use</td>
<td>$7,019,888</td>
</tr>
<tr>
<td>Palace Hotel</td>
<td>720 Fannin</td>
<td>Houston</td>
<td>2007</td>
<td>Multi-Use</td>
<td>$9,000,000</td>
</tr>
<tr>
<td>National Bank &amp; Trust</td>
<td>1417-1419 Congress</td>
<td>Houston</td>
<td>2008</td>
<td>Multi-Use</td>
<td>$767,881</td>
</tr>
<tr>
<td></td>
<td>135 W. Colorado-Building A</td>
<td>La Grange</td>
<td>2006</td>
<td>Multi-Use</td>
<td>$806,429</td>
</tr>
<tr>
<td>PROJECT NAME</td>
<td>ADDRESS</td>
<td>CITY</td>
<td>YEAR</td>
<td>EXPENDITURES</td>
<td>USE</td>
</tr>
<tr>
<td>--------------</td>
<td>---------</td>
<td>------</td>
<td>------</td>
<td>--------------</td>
<td>-----</td>
</tr>
<tr>
<td>National Bank &amp; Trust</td>
<td>123-129 W. Colorado-Building B</td>
<td>La Grange</td>
<td>2006</td>
<td>$909,377</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Manuel’S Hardware/First National Bank</td>
<td>401 E. 3rd</td>
<td>Lampasas</td>
<td>2004</td>
<td>$425,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Casa De Palmas</td>
<td>101 N. Main</td>
<td>McAllen</td>
<td>2004</td>
<td>$3,319,235</td>
<td>Hotel</td>
</tr>
<tr>
<td>J.P. Dowell Building</td>
<td>208 E. Louisiana Street</td>
<td>McKinney</td>
<td>2006</td>
<td>$774,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>The Rogers-Drummond-Perkins House</td>
<td>45 Cr Se 4135</td>
<td>Mt. Vernon</td>
<td>2008</td>
<td>$280,000</td>
<td>Housing</td>
</tr>
<tr>
<td>Comal Power Plant</td>
<td>NW Corner Landa Road &amp; Landa Park Drive</td>
<td>New Braunfels</td>
<td>2007</td>
<td>$19,302,137</td>
<td>Housing</td>
</tr>
<tr>
<td>Valley Fruit Company</td>
<td>41 1st N.W.</td>
<td>Paris</td>
<td>2006</td>
<td>$226,533</td>
<td>Office</td>
</tr>
<tr>
<td>Lamar-Calder House</td>
<td>724 North Cage Boulevard</td>
<td>Pharr</td>
<td>2012</td>
<td>$6,500,000</td>
<td>Other</td>
</tr>
<tr>
<td>Dullig Building</td>
<td>915 Front Street</td>
<td>Richmond</td>
<td>2004</td>
<td>$436,316</td>
<td>Office</td>
</tr>
<tr>
<td>Casa De Palmas</td>
<td>262 Losoya</td>
<td>San Antonio</td>
<td>2002</td>
<td>$1,400,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>William Richter House</td>
<td>419 South Presa Street</td>
<td>San Antonio</td>
<td>2003</td>
<td>$118,500</td>
<td>Office</td>
</tr>
<tr>
<td>Alton Hotel</td>
<td>123 Heiman Street</td>
<td>San Antonio</td>
<td>2004</td>
<td>$596,489</td>
<td>Commercial</td>
</tr>
<tr>
<td>Heiman Building/L. &amp; G.N. Hotel</td>
<td>122 Heiman Street</td>
<td>San Antonio</td>
<td>2004</td>
<td>$130,366</td>
<td>Office</td>
</tr>
<tr>
<td>Monte Vista Duplex</td>
<td>1160 East Commerce Street</td>
<td>San Antonio</td>
<td>2004</td>
<td>$198,231</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Old Bexar County Jail</td>
<td>118 North Medina Street</td>
<td>San Antonio</td>
<td>2005</td>
<td>$2,542,810</td>
<td>Office</td>
</tr>
<tr>
<td>Alamo National Bank Building</td>
<td>105 South St. Mary’s Street</td>
<td>San Antonio</td>
<td>2006</td>
<td>$84,950</td>
<td>Housing</td>
</tr>
<tr>
<td>Aztec Theater</td>
<td>118 North North Medina Street</td>
<td>San Antonio</td>
<td>2006</td>
<td>$84,950</td>
<td>Office</td>
</tr>
<tr>
<td>Windows On Main</td>
<td>105 Alamo Plaza</td>
<td>San Antonio</td>
<td>2011</td>
<td>$18,700,943</td>
<td>Hotel</td>
</tr>
<tr>
<td>Old State Bank Building</td>
<td>100 W. Hopkins Street</td>
<td>San Marcos</td>
<td>2004</td>
<td>$360,855</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>A.B. Rogers Building</td>
<td>202 N. LBJ Drive</td>
<td>San Marcos</td>
<td>2009</td>
<td>$925,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Los Corralitos Ranch</td>
<td>5355 NE Us Highway 83</td>
<td>San Ygnacio</td>
<td>2007</td>
<td>$274,500</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>City Meat Market Building</td>
<td>527 North Main Street</td>
<td>Schulenburg</td>
<td>2014</td>
<td>$435,660</td>
<td>Other</td>
</tr>
<tr>
<td>Sengelmann Hall</td>
<td>529-533 North Main Street</td>
<td>Schulenburg</td>
<td>2014</td>
<td>$737,643</td>
<td>Other</td>
</tr>
<tr>
<td>Preslar-Hewitt Building</td>
<td>321-323 N. Main Street</td>
<td>Taylor</td>
<td>2002</td>
<td>$458,500</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Col. John Dewberry Home</td>
<td>14007 F.M. 346 West</td>
<td>Teaselville</td>
<td>2003</td>
<td>$202,040</td>
<td>Other</td>
</tr>
<tr>
<td>Moore Grocery Co.</td>
<td>408 North Broadway Avenue</td>
<td>Tyler</td>
<td>2009</td>
<td>$4,062,484</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Tyler Grocery Co.</td>
<td>410 North Broadway Avenue</td>
<td>Tyler</td>
<td>2009</td>
<td>$855,260</td>
<td>Housing</td>
</tr>
<tr>
<td>Texas Textile Mills/L.L. Sams Hd</td>
<td>2100 River Street</td>
<td>Waco</td>
<td>2003</td>
<td>$11,750</td>
<td>Housing</td>
</tr>
<tr>
<td>Waco Drug Company</td>
<td>225 South 5th Street</td>
<td>Waco</td>
<td>2006</td>
<td>$3,400,000</td>
<td>Office</td>
</tr>
<tr>
<td>Waco High School</td>
<td>815 Columbus Avenue</td>
<td>Waco</td>
<td>2010</td>
<td>$9,217,569</td>
<td>Housing</td>
</tr>
<tr>
<td>Wyatt Street Shotgun House</td>
<td>312 Wyatt Street</td>
<td>Waxahachie</td>
<td>2002</td>
<td>$65,889</td>
<td>Housing</td>
</tr>
<tr>
<td>Wyatt Street Shotgun House</td>
<td>308 Wyatt Street</td>
<td>Waxahachie</td>
<td>2002</td>
<td>$65,889</td>
<td>Housing</td>
</tr>
<tr>
<td>Wyatt Street Shotgun House</td>
<td>306 Wyatt Street</td>
<td>Waxahachie</td>
<td>2002</td>
<td>$65,889</td>
<td>Housing</td>
</tr>
<tr>
<td>Wyatt Street Shotgun House</td>
<td>304 Wyatt Street</td>
<td>Waxahachie</td>
<td>2002</td>
<td>$65,889</td>
<td>Housing</td>
</tr>
<tr>
<td>Wyatt Street Shotgun House</td>
<td>302 Wyatt Street</td>
<td>Waxahachie</td>
<td>2002</td>
<td>$65,889</td>
<td>Housing</td>
</tr>
<tr>
<td>Wyatt Street Shotgun House</td>
<td>300 Wyatt Street</td>
<td>Waxahachie</td>
<td>2002</td>
<td>$65,889</td>
<td>Housing</td>
</tr>
<tr>
<td>Lasalle Crossing</td>
<td>110 Dallas Avenue</td>
<td>Weatherford</td>
<td>2007</td>
<td>$320,000</td>
<td>Multi-Use</td>
</tr>
<tr>
<td>Holt Hotel</td>
<td>530 Seventh Street</td>
<td>Wichita Falls</td>
<td>2005</td>
<td>$575,000</td>
<td>Housing</td>
</tr>
<tr>
<td>Holt Hotel</td>
<td>600 8th Street</td>
<td>Wichita Falls</td>
<td>2006</td>
<td>$6,493,200</td>
<td>Housing</td>
</tr>
</tbody>
</table>
This report could not have been published without the helpful contributions of many people who are dedicated to the preservation and revitalization of their communities. Many thanks to those who contributed to this effort including those listed below:

**Vaughn Aldredge**, Government Relations Specialist, Texas Historical Commission

**Monte Anderson**, Owner, Dallas

**Judge Nancy Beaulieu**, Justice of the Peace for Jefferson County

**Tom Bell**, Executive Director, Beaumont Main Street

**Barbara A. Brannon**, Ph.D., Executive Director, Texas Plains Trail Region

**David Bush**, Acting Director, Preservation Houston

**Diana DuCroz**, Preservation Officer, City of Houston Planning and Development Department

**Terri Drefke**, Chief Executive Officer, Food Bank of the Rio Grande Valley, Inc.

**Beth Duke**, Executive Director, Center City of Amarillo

**Jennifer H. Eckermann**, Main Street Manager, City of Brenham

**Hal Fairbanks**, Vice-President, Acquisitions, HRI Properties

**Sharon Fleming**, Division Director, Texas Historical Commission

**Lane Gaddy**, Developer, El Paso

**Melissa Giacoma**, Real Estate Analyst, ITEX

**Christine Huber**, Administration Assistant, Texas Historical Commission

**Dwayne Jones**, Executive Director/Chief Executive Officer, Galveston Historical Foundation

**Clyde Johnson**, Co-Owner, St. Anthony Hotel

**John Leith-Tetrault**, Public Policy Advisor, National Trust Community Investment Corporation

**Tracey Snow Levine**, Director of Finance and Accounting, Landmark Asset Services, Inc.

**Anna Mod**, Historic Preservation Specialist, SWCA Environmental Consultants

**Hal Moorman**, President, Brenham Main Street Historical Preservation, Inc.

**Steven Nance**, Vice-President Investments, HRI Properties

**Michael Phillips**, Policy Manager, National Trust Community Investment Corporation

**David Preziosi**, Executive Director, Preservation Dallas

**Brandon Raney**, Co-Owner, St. Anthony Hotel

**Wes Reeves**, Past President and Board Member, Amarillo Historical Preservation Foundation

**Reagan Rothenberger**, Director of Development, Beaumont Main Street

**Catherine Sak**, Executive Director, Texas Downtown Association

**Karl Stundins**, Area Redevelopment Project Manager, Dallas Office of Economic Development

**Jerre Tracy**, Executive Director, Historic Fort Worth

**Eddie Vanston, III**, Developer, Fort Worth

**Caroline Wright**, Tax Credit Program Specialist, Texas Historical Commission

*Thanks also for the invaluable contribution of researcher Terri Schexnayder, and National Trust staff* 

*Katlyn Burns, Renee Kuhlman, Shaw Sprague, Beth Wiedower and Carl Wolf.*
The National Trust for Historic Preservation, a privately funded nonprofit organization, works to save America’s historic places.

**Stephanie K. Meeks** President and Chief Executive Officer  
**David J. Brown** Executive Vice President and Chief Preservation Officer  
**Tabitha Almquist** Chief of Staff  
**Paul Edmondson** Chief Legal Officer and General Counsel  
**Carla Washinko** Chief Financial and Administrative Officer

**PRESIDENT EMERITUS**  
Richard Moe

**BOARD OF TRUSTEES**  
Marita Rivero, Chair  
Fernando Lloveras San Miguel and Timothy P. Whalen, Vice Chairs  

**Ex Officio**  
The Attorney General of the United States  
The Secretary of the Interior  
The Director of the National Gallery of Art  
Chair, National Trust Advisors  
Chair, National Trust Historic Sites Councils  
Chair, National Trust Partners Network

**Chairmen Emeriti**  

**Honorary Trustee**  
David McCullough

**FIELD SERVICES**  
Office of the Senior Vice President  
1420 Ogden Street  Suite 203, Denver, CO  80218  
(303) 623-1504

**Field Offices**  
Charleston, Chicago, Denver, District of Columbia, Houston, Los Angeles, New York City, San Francisco, and Seattle

**NATIONAL TRUST HEADQUARTERS**  
The Watergate Office Building  
2600 Virginia Avenue, NW  Suite 100, Washington, DC 20037  
(800) 944-6847  
www.SavingPlaces.org