

The Federal Historic Tax Credit



TEXAS: Creating Jobs, Building Communities, Preserving Heritage

PREPARED BY THE NATIONAL TRUST FOR HISTORIC PRESERVATION

NOVEMBER 2016

Prosperity
through **Preservation**
Save the Historic Tax Credit

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



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.



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.

A CATALYST FOR CHANGE

Transforming America's Past into Our Future

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 United 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

HISTORIC TAX CREDITS

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!

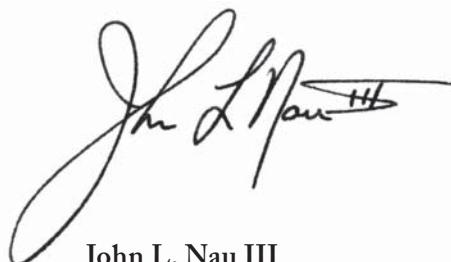
In this booklet you'll find examples of our latest policy achievement—preserving historic buildings by using incentives that concurrently benefit the private sector, support and create specialized jobs, and increase local and state tax revenues. Texas is blessed to profit from the synergies of a new 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.

A handwritten signature in black ink, appearing to read "John L. Nau III".

John L. Nau III
Chairman
Texas Historical Commission



THE HISTORIC TAX CREDIT

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.

THE HISTORIC TAX CREDIT

Revitalizing Texas

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: Sengemann Hall	27
San Antonio: St. Anthony Hotel	29
Tyler: * Moore Grocery Company/Tyler Grocery Company	31
<i>* Texas Main Street Community</i>	
<i>All locations are Texas Downtown Association Members except Schulenburg and Galveston.</i>	
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

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

*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.

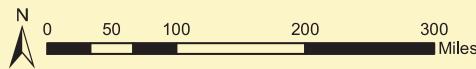
Property values assessed by individual localities are different from the market values of the rehabilitated properties. The assessment methodology varies from community to community and the rate is updated at the discretion of each locality.

TEXAS SNAPSHOT

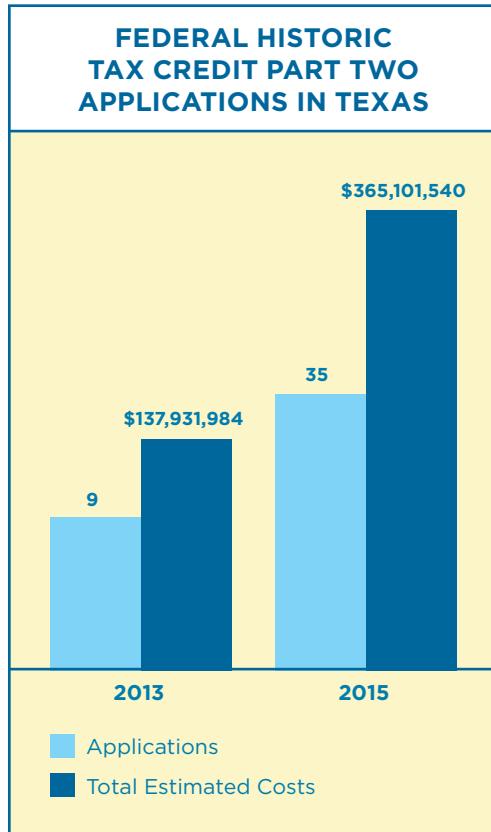


Federal Historic Tax Credit Projects

- 1
- 2 to 5
- 6 to 10
- 11 and over



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.

The Texas historic rehabilitation tax credit became effective on January 1, 2015 and has encouraged a dramatic increase in the amount of rehabilitation projects qualifying for the federal historic tax credit. According to developer William R. Franks, the \$28,000,000 conversion of the ten story Stowers Building built in 1913 into the 173 room ALOFT Hotel in downtown Houston utilized both the new state and the federal historic credits.

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

² Leveraging Federal Economic Development with State Rehab Tax Credits by Jeffrey Oakman and Marvin Ward, Washington, DC Office of Revenue Analysis, 2012.

Parkview Apartments

AMARILLO, TX | 13th District, Representative Mac Thornberry (R)

PROJECT PROFILE

LOCATION: 1320 S. Fillmore St.

ORIGINAL CONSTRUCTION DATE: 1926

ORIGINAL USE: Apartments

DATE OF REHABILITATION: 2008

NEW USE: 11 affordable housing units

Ongoing Economic Impacts:

TOTAL JOBS CREATED: 11

PRE-REHABILITATION ASSESSED VALUE: \$25,636

POST-REHABILITATION ASSESSED VALUE: \$119,379

DEVELOPMENT TEAM

DEVELOPER

1320 S. Fillmore, LLC

ARCHITECT

HD&D Design, Amarillo, TX

GENERAL CONTRACTOR

1320 S. Fillmore, LLC,
Amarillo, TX

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/ 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.



PHOTO COURTESY RENAISSANCE PROPERTIES

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

DEVELOPMENT TEAM

DEVELOPER

Vineyard Manor, LLC

ARCHITECT

Brooks Architecture and Design, Amarillo, TX

GENERAL CONTRACTOR

Vineyard Manor, LLC, Amarillo, TX



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
Center City of Amarillo/	
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.”

First City Building

BEAUMONT, TX | 14th District, Representative Randy Weber (R)



PROJECT PROFILE

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

First City Building, continued

“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

DEVELOPMENT TEAM

DEVELOPER

Beaumont Preservation
Partners LLC,
Beaumont, TX

ARCHITECT

Vincent Hauser,
Architect, Austin, TX

GENERAL CONTRACTOR

H. B. Neild,
Beaumont, TX

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.”



PHOTOS COURTESY BEAUMONT MAIN STREET

Hotel Settles

BIG SPRING, TX | 19th District, Representative Randy Neugebauer (R)



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

Estimated total development cost:	\$30,000,000
Federal Historic Tax Credit:	\$4,334,535
State Historic Tax Credit:	\$5,418,168
New Markets Tax Credit Allocation:	\$7,000,000
Big Springs Economic Development Board:	\$3,000,000

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

Hotel Settles, continued

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

DEVELOPMENT TEAM

DEVELOPER

Settles Hotel
Development Company
(SHDC), LLC,
Big Spring, TX

ARCHITECT

Norman Alston
Architects, Dallas, TX

GENERAL CONTRACTOR

Dan Vander Zee,
Dallas, TX

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 repainted, 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.



PHOTOS COURTESY BARBARA BRANNON, TEXAS PLAINS TRAIL

Simon Theater

BRENTHAM, TX | 10th District, Representative Mike McCaul (R)



BEFORE



AFTER

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.

Simon Theater, continued

“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

DEVELOPMENT TEAM

DEVELOPER

Brenham Main Street Historical Preservation, Inc.

ARCHITECTS

ARCHITEXAS, Austin, TX (facade, lobby and retail spaces)

Gensler, Houston, TX (ballroom, theatre auditorium)

GENERAL CONTRACTOR

RWG Construction Management, Inc., Brenham, TX



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.

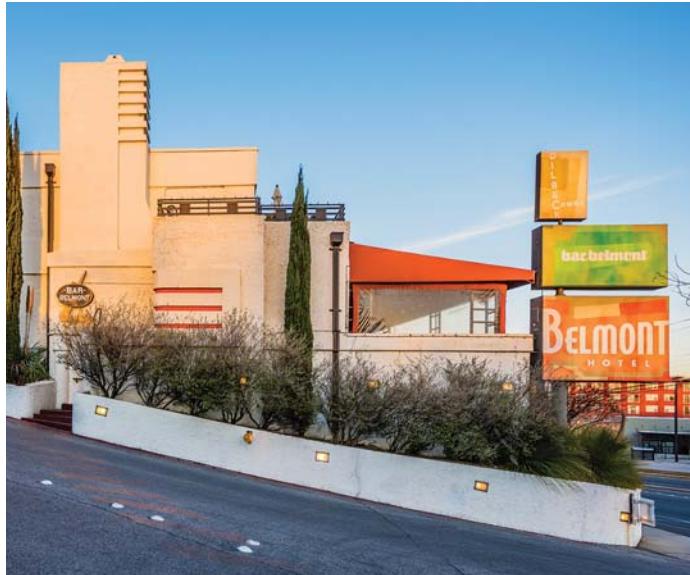
On the exterior, the masonry was cleaned and repointed, historic windows were repaired, and missing storefronts were reconstructed, along with the original theater lobby and ticket booth. In the theater, decorative plaster and woodwork was repaired and replaced where necessary. New seating was created 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

Belmont Motor Hotel, continued

“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

DEVELOPMENT TEAM

DEVELOPER/ CONTRACTOR/OWNER

Options Real Estate Investments, Inc., Dallas, TX

ARCHITECT

Sally Johnson, Architect, Dallas, TX

GENERAL CONTRACTOR

Hocker Design Group, Dallas, TX

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 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.



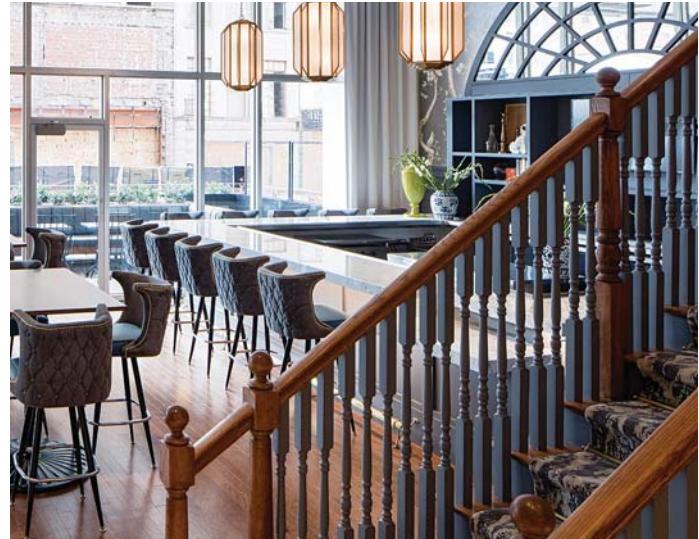
PHOTOS COURTESY P13, LEFT MICHAEL CAGLE, P13, RIGHT BELMONT MOTOR HOTEL, P14 MICHAEL CAGLE

LTV Tower/1600 Pacific Ave.

DALLAS, TX | 30th District, Representative Eddie Bernice Johnson (D)



BEFORE



AFTER

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

Key Project Financing

Estimated total development cost:	\$78,300,000
Federal Historic Tax Credit:	\$13,996,000
State Historic Tax Credit:	\$17,495,000
Private Equity:	\$13,000,000
Commercial Loans:	\$38,000,000
Local Tax Increment Financing:	\$26,000,000

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

LTV Tower/1600 Pacific Ave., continued

“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.

DEVELOPMENT TEAM

DEVELOPER

HRI Properties, Inc.,
New Orleans, LA

ARCHITECT

Merriman Architects,
Dallas, TX

CONTRACTOR

Andres Construction,
Dallas, TX

beyond. Ownership of the building changed repeatedly and for a long time it sat vacant in the center of downtown Dallas. According to Karl Stundins with the Dallas Department of Economic Development, the city has been working to attract residents back downtown for years. “The renovation turned vacant and under-occupied office space into residential units. Renovation like this preserves the variety and richness of the neighborhood.”

New Orleans-based HRI Properties, Inc. purchased the LTV Tower in 2014 and undertook the massive rehabilitation combining hospitality, restaurant and availability of 186 apartments. Steven Nance, Vice President Investments, HRI Properties, Inc. said it was all made possible with the help of dedicated partners: “By working closely with the Dallas Department of Economic Development, the Texas State Historical Commission, the Comptroller’s Office, and our federal historic tax credit investor, we were able to take a building that had been vacant for decades and bring it back to life,” said Nance. “In the process, we created a great Hilton product downtown which generates jobs and economic activity and provides housing to both market rate and affordable renters—all in the same building.”

Conversion of a fifth floor roof deck into the hotel pool with accompanying meeting and fitness rooms and the replacement of new exterior and interior marble columns with ones that more closely resembled the originals are some of the impressive work that went into the rehabilitation. Historic staircases and decades-old components on the elevators remained sufficiently intact to be vibrantly restored during the rehabilitation process. The beautifully rehabilitated historic building accommodated both visitors and residents when it re-opened in 2015.

“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 Tax Increment Financing subsidy available to this project, downtown Dallas would have yet another decaying building creating blight, “said Nance.



Martin Building

EL PASO, TX | 16th District, Representative Beto O'Rourke (D)



BEFORE



AFTER

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.

Martin Building, continued

“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

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

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.”



Miller Manufacturing Company Building

FORT WORTH, TX | 12th District, Representative Kay Granger (R)



BEFORE



AFTER

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

Miller Manufacturing Company Building, continued

"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

DEVELOPMENT TEAM

DEVELOPER

311 Bryan Group LTD,
Ft. Worth, TX

ARCHITECT

Robert Kelly Architects,
Ft. Worth, TX

GENERAL CONTRACTOR

VKR Construction,
Ft. Worth, TX

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 work force. 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.



EDDIE VANSTON



Jean Lafitte Hotel

GALVESTON, TX | 14th District, Representative Randy Weber (R)



BEFORE



AFTER

PROJECT PROFILE

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:	
Private Equity:	\$5,700,000
	\$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.

Jean Lafitte Hotel, continued

“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

DEVELOPMENT TEAM

DEVELOPER

ITEX Group, LLC, Port Arthur, TX, and partner, Nautical Affordable Housing, Inc., Orange, TX

ARCHITECT

Sigma Engineers
Architect, Beaumont, TX

GENERAL CONTRACTOR

ICON Builders, LLC,
Port Arthur, TX

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 building 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.



BEFORE



AFTER

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.

Texas State Hotel, continued

“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

DEVELOPMENT TEAM

DEVELOPER

Masterworks
Development
Corporation

ARCHITECT

Page Southerland Page,
Houston, Texas

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)



PROJECT PROFILE

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

Valley Fruit Company Building, continued

“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

DEVELOPMENT TEAM

DEVELOPER

FBRGV, Pharr, TX

ARCHITECT

Custom Design Solutions, Pharr, TX

CONTRACTOR

Joe Williamson Construction Co., Pharr, TX

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.”



Sengelmann Hall

SCHULENBURG, TX | 10th District, Representative Mike McCaul (R)



PROJECT PROFILE

LOCATION: 529-531 N. Main Street, Schulenburg, TX

ORIGINAL CONSTRUCTION DATE: 1894

ORIGINAL USE: Dance hall and saloon, meat market, barber

DATE OF REHABILITATION/CERTIFIED: 2001

NEW USE: Saloon, restaurant, dance hall

Ongoing Economic Impacts:

TOTAL JOBS CREATED: 11

PRE-REHABILITATION ASSESSED VALUE:
\$191,680

**POST-REHABILITATION ASSESSED
VALUE:** \$345,090

Key Project Financing

Estimated total development cost:

\$762,551

Federal Historic Tax Credit:

\$147,529

Property and Project Highlights

Louis Schulenburg 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 Schulenburg. 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 Schulenburg 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]."

Sengelmann Hall, continued

“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)

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

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.



St. Anthony Hotel

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



PROJECT PROFILE

LOCATION: 300 E. Travis Street

ORIGINAL CONSTRUCTION DATE: 1909

ORIGINAL USE: Hotel

DATE OF REHABILITATION: 2013-2015

NEW USE: 277 room hotel, 4 restaurants, bar

Ongoing Economic Impacts:

TOTAL JOBS CREATED: 250

PRE-REHABILITATION ASSESSED VALUE: \$14,380,579

POST-REHABILITATION ASSESSED VALUE: \$33,922,950

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

St. Anthony Hotel, continued

“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.”



PHOTOS COURTESY THE ST. ANTHONY HOTEL

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.

Moore Grocery Company/Tyler Grocery Company, continued

“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

DEVELOPMENT TEAM

DEVELOPER

Sari and Company
Winston-Salem, NC

Landmark Development
Winston-Salem, NC

Fitch Development
Group
Charlotte, NC

ARCHITECT

Martin Riley Associates
Architects, PC
Decatur, Georgia

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

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Elks Lodge Building	1174 North First Street	Abilene	2002	\$1,005,200	Other
Hotel Wooten	1102 West 3rd Street	Abilene	2005	\$8,600,000	Housing
Parkview Apartments	1320 South Fillmore Street	Amarillo	2009	\$749,592	Housing
Fisk Medical Arts Building	724 S. Polk Street	Amarillo	2012	\$11,500,000	Hotel
Vineyard Manor	1201 S. Polk Street	Amarillo	2014	\$1,639,919	Other
Hubbell Duplex	3912 SW 6th Avenue	Amarillo	2015	\$51,525	Not Reported
The Vaught House	718 W. Abram Street	Arlington	2004	\$93,719	Office
Vandergriff Chevrolet Building	100 E Division Street	Arlington	2009	\$2,196,000	Multi-Use
Stephen F. Austin Hotel	701 Congress Avenue	Austin	2002	\$29,694,973	Hotel
Goodman Building	202 West 13Th Street	Austin	2004	\$752,965	Multi-Use
J.P. Schneider Store	401 West Second Street	Austin	2005	\$596,000	Multi-Use
Wroe-Bustin House	506 Baylor Street	Austin	2006	\$197,325	Multi-Use
Chapman House	901 East 12Th Street	Austin	2008	\$110,000	Office
Hyde Park Duplex	4110 Ave B	Austin	2009	\$181,197	Housing
George Sampson House	1003 Rio Grande	Austin	2014	\$1,917,018	Office
Jefferson Theatre	345 Fannin Street	Beaumont	2004	\$5,953,807	Other
Lamb Building	381 College Street	Beaumont	2006	\$1,080,647	Office
Coale Building	463-465 Bowie	Beaumont	2007	\$2,156,167	Commercial
Hotel Beaumont	625 Orleans Street	Beaumont	2007	\$5,750,000	Multi-Use
Antioch Baptist Church	527 Forsythe Street	Beaumont	2009	\$1,071,000	Housing
Neches Electric Building	620 Pearl Street	Beaumont	2009	\$3,600,000	Multi-Use
First City Building	505 Orleans Street	Beaumont	2010	\$488,082	Multi-Use
Settles Hotel	200 East Third Street	Big Spring	2015	\$21,672,675	Not Reported
R. B. Rogers House and Servant's Quarters	707 Center Avenue	Brownwood	2014	\$596,312	Housing
The Wright Building	1 East James Street	Cleburne	2007	\$3,249,823	Multi-Use
Sherman/Jones/Nueces Building	317 Peoples Street	Corpus Christi	2010	\$6,750,000	Multi-Use
B.F. Goodrich Building	4136 Commerce Street	Dallas	2002	\$1,171,159	Multi-Use
Goodyear Tire & Rubber Co. Building	3809 Parry Avenue	Dallas	2002	\$1,756,738	Multi-Use
Davis Bldg.	1309 Main Street	Dallas	2004	\$28,867,617	Hotel
Bluitt Sanitarium/R.F. Aspley Build	2036 Commerce Street	Dallas	2005	\$605,624	Office
Purvin-Hexter Building	2038 Commerce Street	Dallas	2005	\$349,481	Office
Continental Supply Building	1512 Commerce Street	Dallas	2006	\$13,032,500	Multi-Use
4928 Bryan Street Apartments	4928 Bryan Street	Dallas	2007	\$526,851	Housing
Dallas Power & Light Building	222 Browder Street	Dallas	2007	\$15,566,500	Multi-Use
Belmont Motor Hotel	901 & 915 Fort Worth Avenue	Dallas	2008	\$2,639,050	Hotel
Gulf States Building	1415 Main Street & 109 Akard Street	Dallas	2008	\$16,000,000	Multi-Use

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
Harlan Building	2018 Cadiz Street	Dallas	2008	\$2,315,217	Multi-Use
Stoneleigh Hotel	2927 Maple Avenue	Dallas	2008	\$24,575,000	Commercial
Dallas National Bank Building	1530 Main Street	Dallas	2009	\$29,508,177	Multi-Use
Fidelity Union Life Tower	1507 Pacific Avenue	Dallas	2009	\$86,000,000	Multi-Use
Republic Center Tower 1	300 N. Ervay Street	Dallas	2009	\$23,352,976	Housing
Santa Fe Terminal #4	1033 Young Street	Dallas	2010	\$30,000,000	Multi-Use
	5817-19 La Vista Court	Dallas	2011	\$90,678	Housing
Us Post Office And Courthouse Building	400 N. Ervay Street	Dallas	2012	\$19,856,910	Other
Dallas Coffin Company	1325 South Lamar	Dallas	2013	\$10,907,684	Hotel
Kessler Theater	1214 Davis Street	Dallas	2013	\$894,484	Other
Continental Building	1810 Commerce	Dallas	2014	\$37,200,000	Multi-Use
	1604 Main Street	Dallas	2014	\$22,151,339	Hotel
	1505 Commerce	Dallas	2014	\$2,484,951	Other
The Popular (1946 Addition)	1 Union Fashion Center Suite B	El Paso	2003	\$611,452	Commercial
Winter Hammond House	1020 Montana	El Paso	2005	\$172,855	Office
Mills Building	303 North Oregon Street	El Paso	2013	\$22,000,000	Commercial
Zapp Building	201 North Fayette Street	Fayetteville	2004	\$213,845	Multi-Use
Ft. Worth Club 1916 Winfree	608-610 Main Street	Fort Worth	2002	\$80,000,000	Hotel
Irion House	612 8Th Avenue	Fort Worth	2004	\$301,000	Office
Lueda May Apartments	301 W. Leuda	Fort Worth	2004	\$702,668	Housing
	805 May Street & 807 May Street & Associated Garage	Fort Worth	2005	\$292,779	Housing
Fairmont Duplex	1405-07 Hurley Avenue	Fort Worth	2005	\$72,160	Housing
Camp-Scott-Couch-Lampe-House	608 8th Avenue	Fort Worth	2006	\$450,000	Office
La Salle Apartments	1420 & 1426 College Avenue	Fort Worth	2007	\$1,160,557	Housing
Joyslin Building	207-11 S. Main Street	Fort Worth	2009	\$1,100,000	Multi-Use
Sawyer Building	201-05 S. Main Street	Fort Worth	2009	\$1,100,000	Multi-Use
Ft. Worth Warehouse & Transfer Company Building	201-207 S. Calhoun Street	Ft. Worth	2014	\$3,500,000	Multi-Use
E. S. Levy Building	2221-25 Market Street	Galveston	2002	\$1,700,000	Housing
Model Laundry Building	2502-2514 Church Street 513-523 25Th Street	Galveston	2002	\$837,000	Office
Merimax Building	521 22nd Street	Galveston	2004	\$1,040,000	Housing
D.W. Kempner House	1201 Rosenberg Avenue	Galveston	2011	\$129,000	Housing
United States National Bank Building	2201 Avenue D (Market Street)	Galveston	2011	\$2,204,372	Commercial
Jean Lafitte Hotel	2101 Church Street	Galveston	2015	\$9,798,096	Not Reported
Benjamin Apartments	1218 Webster	Houston	2003	\$1,900,000	Commercial
Commercial National Bank	917 Franklin	Houston	2003	\$4,000,000	Multi-Use
Houston Post Dispatch Building	609 Fannin Street	Houston	2003	\$32,000,000	Hotel
Sam Houston Hotel	1119 Prairie Street	Houston	2003	\$15,500,000	Hotel
Scanlan Building	405 Main Street	Houston	2003	\$5,000,000	Office
George H. Burnett	219 West 11Th Street	Houston	2004	\$225,289	Office
Humble Oil Building	1212 Main	Houston	2004	\$53,135,348	Multi-Use
Union National Bank	220 Main Street	Houston	2004	\$16,000,000	Hotel
Myers-Spalti Manufacturing Plant	2115 Runnels Street	Houston	2005	\$17,443,658	Housing
Roy And Margaret Farrar House	511 Lovett	Houston	2005	\$475,000	Multi-Use
Jefferson Davis Hospital	1101 Elder	Houston	2006	\$7,019,888	Housing
Texas State Hotel	720 Fannin	Houston	2007	\$9,000,000	Hotel
Palace Hotel	1417-1419 Congress	Houston	2008	\$767,881	Multi-Use
National Bank & Trust	135 W. Colorado-Building A	La Grange	2006	\$806,429	Multi-Use

PROJECT NAME	ADDRESS	CITY	YEAR	QUALIFIED EXPENDITURES	USE
National Bank & Trust	123-129 W. Colorado-Building B	La Grange	2006	\$909,377	Multi-Use
Manuel'S Hardware/First National Bank	401 E. 3rd	Lampasas	2004	\$425,000	Multi-Use
Casa De Palmas	101 N. Main	McAllen	2004	\$3,319,235	Hotel
J.P. Dowell Building	208 E. Louisana Street	McKinney	2006	\$774,000	Multi-Use
The Rogers-Drummond-Perkins House	45 Cr Se 4135	Mt. Vernon	2008	\$280,000	Housing
Comal Power Plant	NW Corner Landa Road & Landa Park Drive	New Braunfels	2007	\$19,302,137	Housing
	411St N.W.	Paris	2006	\$226,533	Office
Valley Fruit Company	724 North Cage Boulevard	Pharr	2012	\$6,500,000	Other
Lamar-Calder House	915 Front Street	Richmond	2004	\$436,316	Office
Dullnig Building	262 Losoya	San Antonio	2002	\$1,400,000	Multi-Use
William Richter House	419 South Presa Street	San Antonio	2003	\$118,500	Office
Alton Hotel	123 Heiman Street	San Antonio	2004	\$596,489	Commercial
	122 Heiman Street	San Antonio	2004	\$130,366	Office
	1160 East Commerce Street	San Antonio	2004	\$198,231	Multi-Use
Heiman Building/I. & G.N. Hotel	118 North Medina Street	San Antonio	2005	\$2,542,810	Office
Monte Vista Duplex	138 East Magnolia Avenue	San Antonio	2006	\$84,950	Housing
Old Bexar County Jail	120 Cameron	San Antonio	2007	\$3,035,576	Hotel
Alamo National Bank Building	105 South St. Mary's Street	San Antonio	2008	\$45,000,000	Multi-Use
Aztec Theater	104 North Saint Mary's Street	San Antonio	2010	\$15,000,000	Multi-Use
Windows On Main	2500 N. Main Avenue	San Antonio	2010	\$316,230	Commercial
The Gibbs Building	105 Alamo Plaza	San Antonio	2011	\$18,700,943	Hotel
Old State Bank Building	100 W. Hopkins Street	San Marcos	2004	\$360,855	Multi-Use
A.B. Rogers Building	202 N. LBJ Drive	San Marcos	2009	\$925,000	Multi-Use
Los Corralitos Ranch	5335 NE Us Highway 83	San Ygnacio	2007	\$274,500	Multi-Use
City Meat Market Building	527 North Main Street	Schulenburg	2014	\$435,660	Other
Sengelmann Hall	529-533 North Main Street	Schulenburg	2014	\$737,643	Other
Preslar-Hewitt Building	321-323 N. Main Street	Taylor	2002	\$458,500	Multi-Use
Col. John Dewberry Home	14007 F.M. 346 West	Teaselville	2003	\$202,040	Other
Moore Grocery Co.	408 North Broadway Avenue	Tyler	2009	\$4,062,484	Multi-Use
Tyler Grocery Co.	410 North Broadway Avenue	Tyler	2009	\$855,260	Housing
Texas Textile Mills/L.L. Sams Hd	2100 River Street	Waco	2003	\$11,750	Housing
Waco Drug Company	225 South 5th Street	Waco	2006	\$3,400,000	Office
Waco High School	815 Columbus Avenue	Waco	2010	\$9,217,569	Housing
Wyatt Street Shotgun House	312 Wyatt Street	Waxahachie	2002	\$65,889	Housing
Wyatt Street Shotgun House	308 Wyatt Street	Waxahachie	2002	\$65,889	Housing
Wyatt Street Shotgun House	306 Wyatt Street	Waxahachie	2002	\$65,888	Housing
Wyatt Street Shotgun House	304 Wyatt Street	Waxahachie	2002	\$65,888	Housing
Wyatt Street Shotgun House	302 Wyatt Street	Waxahachie	2002	\$65,889	Housing
Wyatt Street Shotgun House	300 Wyatt Street	Waxahachie	2002	\$65,889	Housing
Lasalle Crossing	110 Dallas Avenue	Weatherford	2007	\$320,000	Multi-Use
Holt Hotel	530 Seventh Street	Wichita Falls	2005	\$575,000	Housing
	600 8th Street	Wichita Falls	2006	\$6,493,200	Housing

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
Victor H. Ashe, Laura W. Bush, Susan E. Chapman-Hughes, Jay Clemens (appointed), Lawrence H. Curtis, Kevin D. Daniels, Lester G. Fant III, Kevin Gover, Joe Grills, F. Sheffield Hale, Marilynn Wood Hill, Luis G. Hoyos, F. Joseph Moravec, Martha Nelson, Charles Morgan Royce, Lisa See, G. Jackson Tankersley, Jr., Phoebe Tudor, Kenneth Woodcock

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

Robert M. Bass, Alan S. Boyd, Carolyn Brody, Nancy N. Campbell, William B. Hart, J. Clifford Hudson, Jonathan M. Kemper

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



www.texasdowntown.org / www.preservationtexas.org



National Trust *for*
Historic Preservation®

www.PreservationNation.org