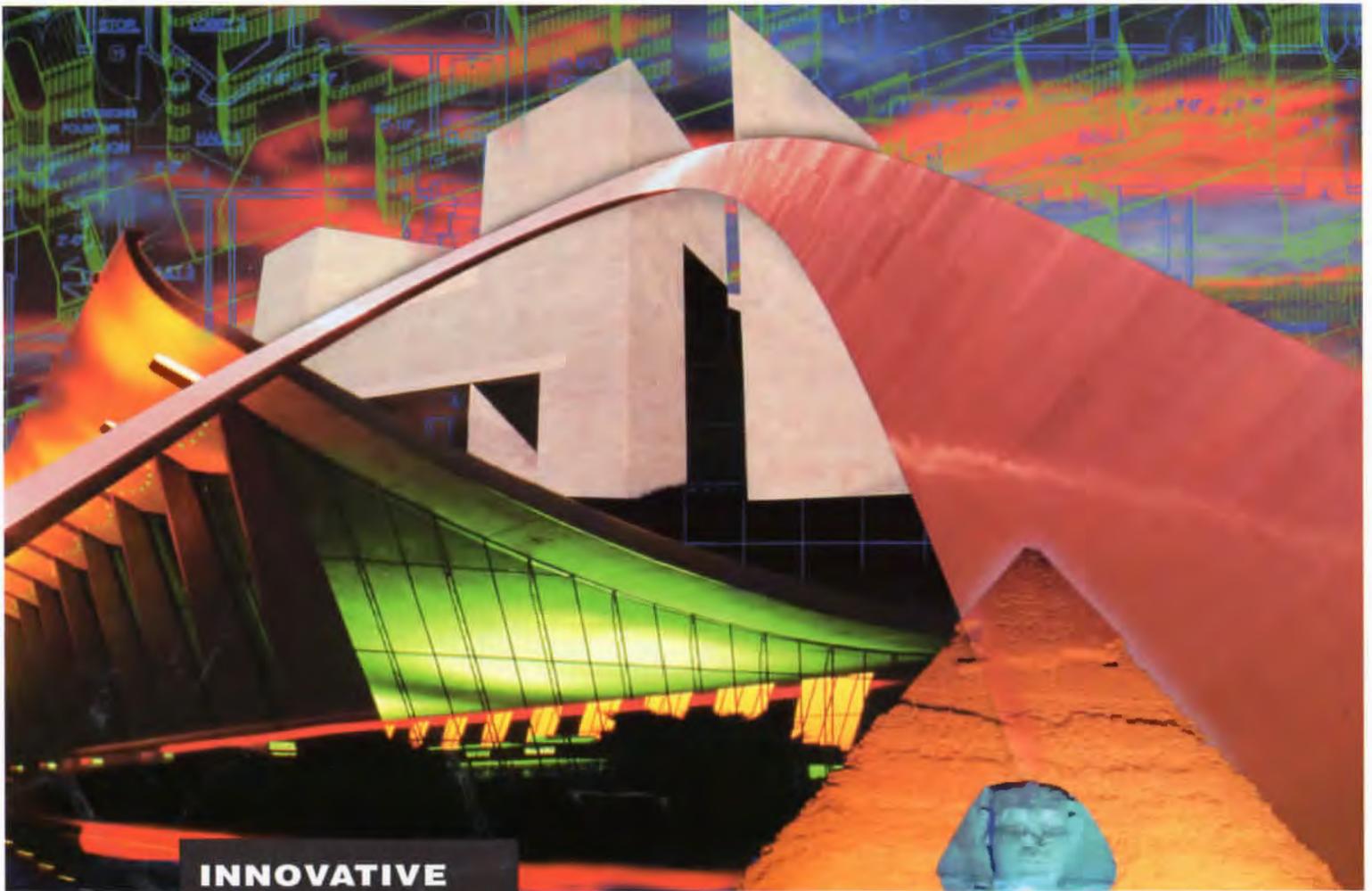


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Left: Rainbow Row by David Watson and Galveston Historical Foundation, photographed by Gerald Moorhead, FAIA

On the cover: Windsor Hotel by Good, Fulton & Farrell Architects, Inc., photographed by Charles Smith

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Revisiting Garden City

NEW FAMILIES IN THE 1940S AND 1950S WENT where their parents could never have gone: to the suburbs and into debt. The visions of Ebenezer Howard, Stein and Wright, and others who shaped and extended the concept of the Garden City could never have been realized at such a wide scale without the continuous flow of government-backed mortgages. Without Fannie Mae and Freddie Mac, there would be no grand boulevards, no two-car garages. Central to the notion of long-term lending is a sense of optimism and expectation, which is much more than the sum of what loan underwriters can quantify. It is this underlying sense of expectation and hope that is form giving, and that shaped the original affordable housing.

The designs presented in this issue suggest a broad range of responses to the challenge of providing affordable housing today. In El Paso, simple apartment flats continue to serve their modest residents. On a recent visit, architect Ed Soltero and I, walking away from the main commercial district, found that downtown El Paso becomes a city of villages, with corner bakeries, yard-sized markets, and gardens. The Windsor Hotel in Abilene, rehabilitated for seniors by Good, Fulton & Farrell Architects, typifies the long incubation period and persistence required for public-private joint ventures. Years of support from local citizens and business and preservation groups, along with leadership on the part of city staff, assured its survival until the right developer could be found. In Austin, Kipp, Flores & Follmer has added its expertise to the developer's initiative in the greening of affordable new housing at The Meadows subdivision. The Galveston Historical Foundation continues its effort to promote home ownership begun with the rehabilitation of Rainbow Row.

The threads common to all of these affordable-housing projects include the recognition of opportunity, a creative owner team, and the expectation of better things to come. In each of these projects as well, public financial participation plays an important role. From Low-Income and Historic Tax Credits, to HUD Section 108 loans and pilot utility programs, the public sector is, by necessity, becoming as creative as private lenders in responding to perceived opportunities. Like private lenders, economic and community development staff are continually reexamining the appropriateness and level of their involvement and risk in development. Political dynamics weigh as heavily as lending issues here. Dallas architect Robert Meckfessel provides an insightful introduction to these features, exploring the role of the architect.

At long last, we present the recently completed restoration of the Texas State Capitol, a true joint venture by San Antonio architects Ford, Powell & Carson, Inc., and the State Preservation Board. As a companion to this feature, historian Bill Green reviews the circumstances surrounding the original construction of the Capitol.

As a final note, on page 65 we reprint the recent winners of the AIA Dallas design awards. We regret the poor reproduction of the winners' projects in the July/August issue, caused by an imagesetting error.

Vincent P. Hauser

UPCOMING ISSUES

We invite submissions to *Texas Architect* for our upcoming issues. Scheduled issue themes include

Jan/Feb '96 (deadline 15 Oct)
 "Office/Industrial Buildings"

Mar/Apr '96 (deadline 15 Dec)
 "New Houses and Downtown Housing"

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Letters

Legal Question

IN HIS ARTICLE in the 5/6 1995 *Texas Architect* entitled *Laws, Regs & Red Tape—State Your Problem*, Matthew J. Sullivan, an attorney for Haynes and Boone, L.L.P. in Austin, refers to a case entitled *Green International, Inc. v. Texas*. In this article, Mr. Sullivan indicates that the Texas Supreme Court denied Green's appeal of the Court of Appeal's decision. Apparently, Mr. Sullivan is not aware that the Texas Supreme Court granted writ of error to *Green International, Inc. v. Texas* on four points, with a threshold question being whether the State has relinquished protection of sovereign immunity by entering into a contract for which the state has received benefit.

Obviously, the Supreme Court intends to rule definitively on this issue, hopefully in the near future. It is an issue on which all attorneys actively representing contractors, architects and engineers anxiously await a decision.

Gregory M. Cokinos
Cokinos, Bosien & Young
Houston

Mr. Sullivan replies: At the time the article was written, the Texas Supreme Court had denied Green International's Application for a Writ of Error. A Writ of Error is an appeal that a party files with the Texas Supreme Court to seek a reversal of the judgment of the court of appeals. Subsequent to the Supreme Court's initial denial of Green's Application for a Writ of Error, Green was able to convince the court to reconsider and the Court will hear arguments in September on four points of appeal, the first of which involves whether the state waives its immunity from a lawsuit when it enters into a contract. The Court will also hear arguments on Green's constitutional claims that the state "took" Green's property and that the open courts provision of the Texas Constitution overrides the application of sovereign immunity in contract actions.

Although the Court most likely will not issue its opinion until several months following the oral argument in September, its opinion on this issue will be of extreme importance to

everyone involved in the design and construction industry in Texas.

Matthew J. Sullivan
Haynes and Boone, L.L.P.
Austin

Retail Response

I WANTED TO THANK YOU for your work on the article in the most recent issue on retail architecture. Your attention to an often forgotten and much maligned aspect of the architectural practice is greatly appreciated by those of us who have devoted large portions of our careers trying to raise its profile.

I would be happy to contribute to the efforts of your magazine in the future. Please let me know if I can be of service.

Again, thank you for including RTKL in your magazine.

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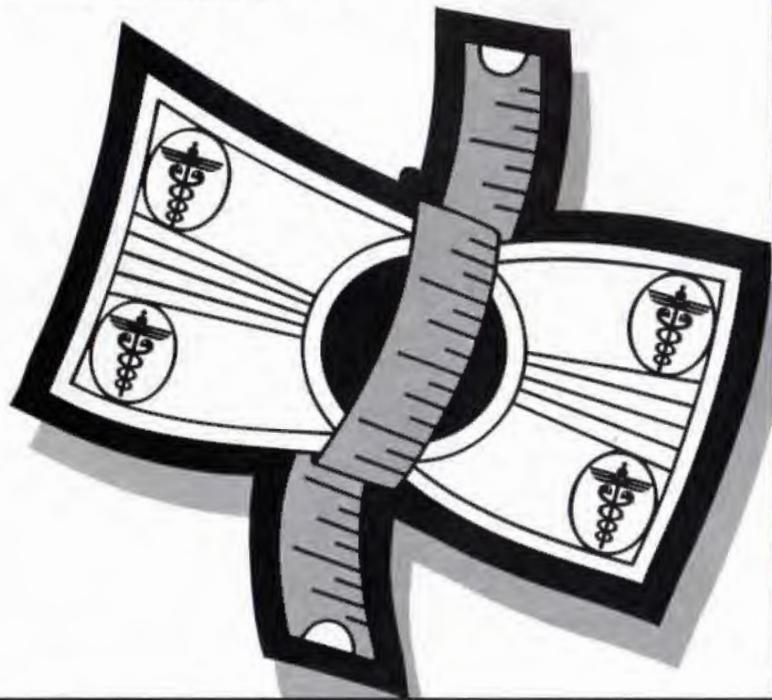
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News

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Designing Teams

DALLAS When the Dallas Independent School District undertook its first extensive building program in more than 10 years, a decision was made to do things differently than it had in the past.

By 1992, when a \$275 million bond program was approved by voters, the district had already moved toward a school-centered educational philosophy, placing more authority and responsibility in the hands of campus authorities, says David Patton, division executive of the Facilities Bond Program. A decision was made to extend that philosophy to the design of the 16 new schools, 11 additions, and 175 renovations included in the bond program.

First, as a way to promote community and parent involvement, a campus design team was established for each project. The team includes the architect, project managers, campus staff, Parent Teacher Association representatives, community advocates, and parents. "The team serves as the client for the architect," Patton says, working with the architect to develop a design that meets a school's particular needs by providing

input on everything from siting to material and color selection to where the playground is located.

In addition, the district decided that, rather than have an architect design a prototype that would be replicated at multiple sites, a different architect would be chosen for each project. A major factor in the move toward more individualized design was constraints imposed by the sites where the schools were to be located, Patton says. "Everything we're building is very close in, surrounded by houses, apartments, even industrial buildings." These sites are often much smaller than usual, he says. For example, Texas Education Agency guidelines for an 800-student elementary school call for an 18-acre site. "Most of our sites for a school that size would be about eight acres of urban



School winners named

AUSTIN Eighteen projects were selected as winners in the 1995 Exhibit of School Architecture, a statewide design competition co-sponsored by the Texas Association of School Administrators, the Texas Association of School Boards, and the Texas Society of Architects. The winning projects were selected from among 47 entries; 12 were additions or renovations and 35 were new construction. Jurors were Otto Grove, AIA, of the Texas Education Agency; Jim Brady, AIA, of TASB; Tony Jones, superintendent, Lockhart Independent School District; and Melissa Knippa, Austin ISD Board.

The competition's highest honor, the Caudill Award, was presented to The Rice School, Houston ISD, by Taft Architects of Houston.

Honor awards with distinction went to three projects: Katherine Stephens Elementary, Garland ISD, by Burselon Singleton Architects of Dallas; Community Learning Center, Humble ISD, by SBWV Architects of Houston; and Onate High School, Las Cruces (N.Mex.) Public Schools, by SHW Group, Inc., of Dallas.

In addition, three honor awards were presented. They went to Bussey Middle School, Garland ISD, by Burselon Singleton Architects; Steeplepoint Instructional Support Center, Cypress-Fairbanks ISD, by PBK Architects of Houston; and T.H. Rogers School and Natatorium, Houston ISD, by Watkins Carter Hamilton Architects of Houston.

Eleven projects received merit awards: Alton Bowen Elementary School, Bryan ISD, by Patterson Architects of Bryan; Arbor Creek Middle School, Lewisville ISD, by SHW Group,

OF NOTE

land," Patton says. These types of space issues, as well as the wide variety of neighborhoods in which the schools would be located, meant that no one prototype could meet all of the district's requirements.

Because of this variety, the district also wanted to make sure that there was a good match between architect and project. "The district is very diversified, both in terms of ethnicity and neighborhood types," Patton says. "We tried to match the architect's ethnicity and cultural background with that of the school he was asked to design."

Once the campus design teams were in place and the architects were selected, they were given a fairly free hand, Patton says. The district provided specifications regarding educational requirements—such as size and number of classrooms and specifics about

what was to be included in the classrooms—and maintenance requirements. The rest of the work was left up to the site-based teams.

The first of the new schools, a six-school magnet high school, opened in August. Eight more new schools will open next fall, with the remainder completed by fall 1997.

DISD has always stressed the importance of community input and involvement, Patton says, but this building program is the district's strongest attempt yet to get the community involved. "I believe we're front runners in this type of planning approach," he says.

Susan Williamson

DISD and AIA Dallas will co-sponsor an exhibition of the designs of 13 of the new DISD schools in September and October. Please see "Calendar" on page 22 for details.



1 One of the schools designed as part of DISD's building program is Carpenter/Hall/Webster Relief Elementary School by GHA Architects, Inc.

2 Another of the new school's is John Quincy Adams Relief Elementary School by Rike Ogden Figueroa/Dickson Wells



3 The Rice School, Houston Independent School District, by Taft Architects of Houston was selected by jurors to receive highest honors—the Caudill Award—in the 1995 Texas Association of School Boards/Texas Association of School Administrators Exhibit of School Architecture design competition.

Inc.; Bay Elementary School, Cypress-Fairbanks ISD, by PBK Architects; Belton High School, Belton ISD, by BLGY Architects of Austin; Cedar Park Middle School, Leander ISD, by BLGY Ar-

chitects; Eagle Pass Regional Technical Center, Eagle Pass ISD, by SHW Group; Ed

"School winners," continued on page 18

CITE receives NEA grant

Cite: the Architecture and Design Review of Houston, a publication of the Rice Design Alliance, has been awarded a \$31,500 grant from the National Endowment for the Arts. The grant will partially fund two issues of *Cite*, the first, to be published in October 1995, focusing on housing in Houston, and the second, to be published in February 1996, exploring the cultural experiences of the city. This is the third NEA grant awarded to *Cite* since 1991.

Fort Worth's Legendary Landmarks

A new book describing more than 80 historic structures in Fort Worth will be published by Texas Christian University Press in October. The book by Carol Roark includes more than 160 photographs by Byrd M. Williams. Each photograph is accompanied by text detailing the history and importance of each building. The 224-page book is a project of the Historic Preservation Council for Tarrant County and is available from the Council at a pre-publication price of \$34 (Historic Preservation Council, 1111 Foch St., #101, Fort Worth 76107).

Low-Income Housing Tax Credits

The Texas Department of Housing and Community Affairs has announced the availability of application packages for the 1995B allocation round of the Low Income Housing Tax Credit Program. The department has approximately \$13 million of tax credit authority available for this round of allocations. The application acceptance period for this allocation round has been tentatively scheduled from Sept. 1 through Sept. 29, 1995 (to confirm dates call 512/475-3342). Dates, times, and locations of all training seminars will be included in the application packages that are available from the department (call 512/475-3800).

Historic structures reference published

A new reference listing of historic buildings, structures, and sites, compiled by the Library of Congress, is now available. *America Preserved: A Checklist of Historic Buildings, Structures and Sites* catalogs sites contained in databases from both the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). The 1,180-page illustrated volume is available for \$74 from the Superintendent of Documents, P.O. Box 371954, Pittsburgh, Penn. 15250-7954, 202/512-1800.

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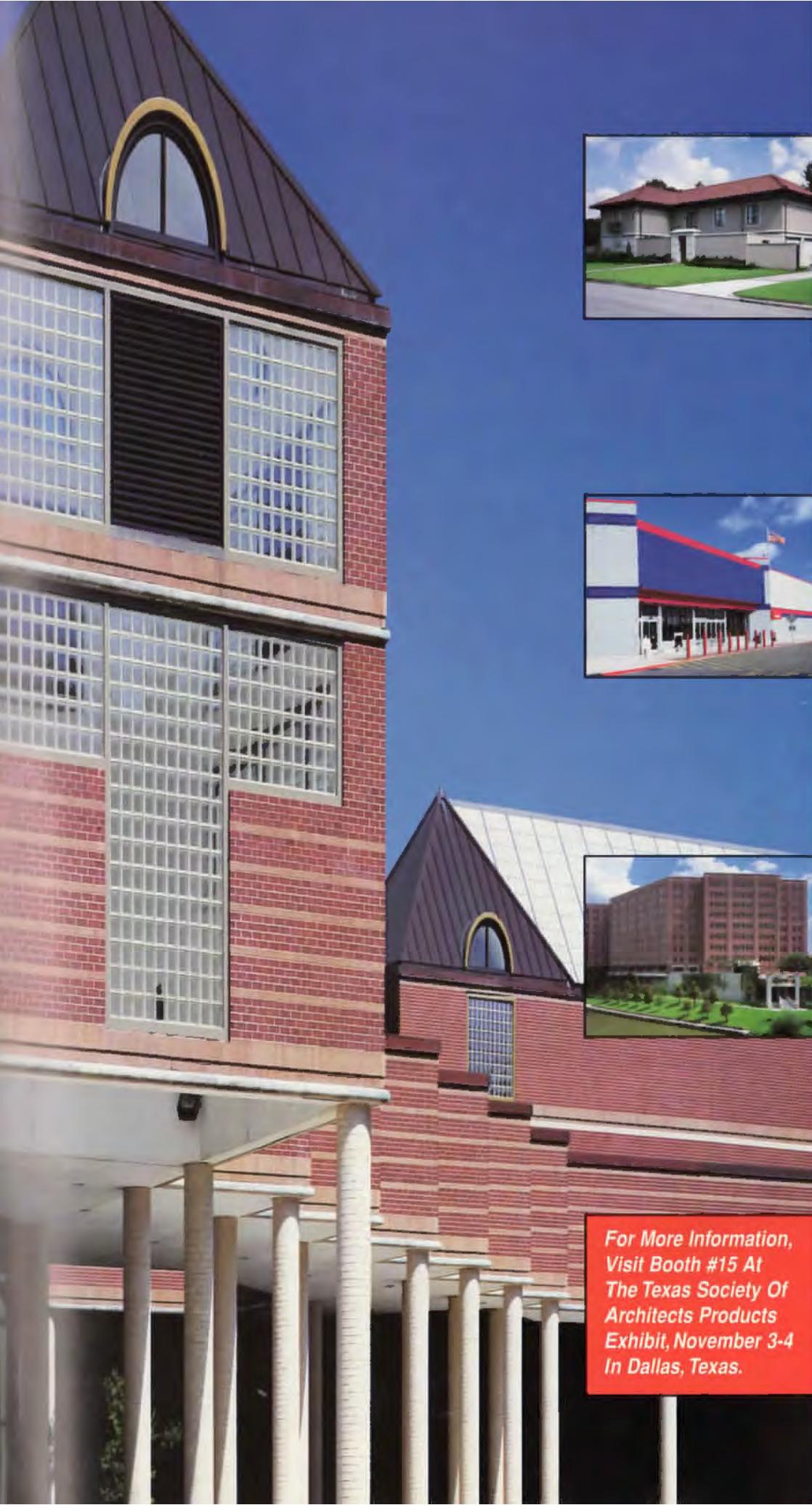
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Circle 242 on the reader inquiry card



"School Winners," continued from page 15

Vanston Middle School, Mesquite ISD, by WRA Architects, Inc., of Dallas; Fredericksburg Elementary School, Fredericksburg ISD, by Pfluger Associates Architects of Austin; Glen Oaks Elementary School, McKinney ISD, by SHW Group; Hollie Parson Elementary, Copperas Cove ISD, by Claycomb Associates Architects of Dallas; and St. Mark's School of Texas Alumni Center in Dallas by Corgan Associates Architects of Dallas.

All entered projects will be exhibited at the TASB/TASA convention in Houston Sept. 30-Oct. 2; winners will also be exhibited during the TSA Annual Meeting in Dallas Nov. 2-4. *SW*



1 Community Learning Center, Humble ISD, SBWV Architects



2



3



4



5



6

4 Steeplepoint Instructional Support Center, Cypress-Fairbanks ISD, PBK Architects

5 T.H. Rogers School/Natorium, Houston ISD, Watkins Carter Hamilton Architects

6 Katherine Stephens Elementary, Garland ISD, Burleson Singleton Architects

2 Bussey Middle School, Garland ISD, Burleson Singleton Architects

3 Onate High School, Las Cruces Public Schools, SHW Group, Inc.

Be Prepared

DALLAS Last spring, AIA Dallas and the Boy Scouts of America unveiled the newly revised architecture merit badge requirements and pamphlet. The new requirements and the 48-page pamphlet describing them were developed by a volunteer task force made up of AIA Dallas members.

The group worked for two years to develop the new materials, according to R. Lawrence Good, FAIA, chairman of the task force. The final version of the pamphlet de-

scribes architecture from prehistory to modern times, describes the architectural process from programming through building construction, explains tools that architects use, and examines education and career opportunities in architecture, as well as how to find out more about the field.

Thomas S. Harrover, AIA, a member of the BSA national staff, served as an advisor to the group. "Clearly, this was a labor of love on the part of Larry and all of the AIA volunteers. In the next several years, this little book will be in the hands of literally thousands of young people, each investigating on their

own the possibilities of architecture. The cause of architecture and of BSA have both been advanced by the task force's inspired work," Harrover says.

The merit badge for architecture is one of the oldest; 59 architecture merit badges were awarded in 1911, which was BSA's first full year of operation. Since then, more than 160,000 of the merit badges have been awarded, making it one of the most popular of the 123 current categories.

To order a copy of the new booklet, call the BSA's national distribution center at 800/323-0732. *SW*

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September/October 1995 issue

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NEW PRODUCTS AND INFORMATION

The SE 1400 electronic, duct-mounted air-cleaning system from **Trion** improves indoor air quality using a seven-inch-deep, all-aluminum cell. The unit also features a "snap-in" circuit board with an internal fuse that protects the 24-volt transformer in the event of power failure.



Circle 153 on reader inquiry card



Juno Lighting introduces new energy-efficient housings for recessed lights. Air-Loc IC fixtures are completely sealed to stop air from moving between floors and up under the roof area. The units, available in

a wide selection of sizes and trim styles, can reduce both heating and air-conditioning costs.

Circle 154 on reader inquiry card

The new Pi Rack bike rack from **Landscape Forms** provides secure storage for bicycles. Each metal rack supports two bicycles and can be installed in series at 36 inches on center. All units are coated with Pangard II, a hard, yet flexible finish that resists rusting, chipping, peeling, and fading.



Circle 155 on reader inquiry card



For use in commercial applications, motorized retractable awnings by **Somfy Systems** provide protection from sun, wind, and rain only when needed. Awnings open

and close with the touch of a button or automatically with the help of a sun and wind control.

Circle 156 on reader inquiry card

Franke announces the release of Double Undermounts, sinks that offer style, overflow protection, and convenient installation. The complete double bowl units, available with either a square or elliptical right-hand compartment, are designed to fit precisely under countertops without unsightly gaps.



Circle 157 on reader inquiry card



Designed by artist Rosalind Sophia, the Adobe Iron door from **Acorn Manufacturing** is available in nine finishes to complement a wide range of traditional and contemporary decors. Constructed of forged

iron, the doors offer the aesthetic advantages of a time-weathered finish.

Circle 158 on reader inquiry card



The Criterion Sign Series from **Kroy** is a standardized frame system designed to suit any interior. Numerous frame and sign combinations provide countless opportunities for innovation.

Circle 159 on reader inquiry card



The No-Chase Grease Duct from **Metal-Fab** eliminates the need to enclose grease ducts in a chase, saving space and money when compared with conventional systems. The double-wall system

comes pre-insulated with ceramic-fiber insulation, and has a three-hour firestop rating.

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Prominence and Prominence FR (fungus-resistant) roofing shingles, used on a range of house styles and roof designs, from **Owens-Corning** Circle 162 on reader inquiry card

Creative Parking Facility Design, demonstrating cost-effective concrete use, from the **Concrete Reinforcing Steel Institute** Circle 163 on reader inquiry card



"We Keep Value in Style," describing the use of window film to help protect interior furniture, from **Visto Window Film** Circle 164 on reader inquiry card

"Brightening the American Dream," showcasing over 1,200 interior and exterior lighting fixtures, from **American Lantern** Circle 165 on reader inquiry card



Solid Surfacing, including a complete review of sinks, showers, tubs, floors, and ramps, from the **Swan Corporation** Circle 166 on reader inquiry card

CALENDAR

Dallas School Design Exhibition

Designs of 13 new Dallas Independent School District schools (see story, page 14) will be exhibited in two locations. DISD and AIA Dallas (Doug Hildinger, 214/826-3373), SEPT. 11-SEPT. 28, DALLAS CITY HALL GREAT COURT; OCT. 2-OCT. 31, TRAMMELL CROW CENTER

"Defining Space"

A selection of works drawn from the permanent collection addresses the issues of materiality and space. Dating from the seventh century B.C. to the present, the works are installed to isolate individual pieces in their physical space and to explore the perceived relationships between them. The Menil Collection, Houston (713/525-9400), THROUGH SEPT. 24

"The Public Landscape"

A series of five lectures will focus on the role of landscape architects, designers, and artists in shaping the design of cities and public spaces. Speakers include Marc Treib (Sept. 20), Diana Balmori (Sept. 27), James van Sweden

(Oct. 11), Catherine Brown (Oct. 18), and Robert Erwin (Oct. 25). Rice Design Alliance, Houston (713/524-6297)

1996 Specifications Competition

All firms preparing project manuals for construction are eligible for this competition that recognizes outstanding achievement in written construction documentation. Awards are given in 15 categories. Construction Specifications Institute (601 Madison St., Alexandria, Va. 22314-1791, 800/689-2900), ENTRY DEADLINE: OCT. 10

49th National Preservation Conference

With the theme "Strategies and Partnerships for a New Era," the annual conference, held this year in Fort Worth, will offer more than 60 educational sessions on a wide range of topics, local and regional tours and workshops, as well as a variety of social events. AIA continuing-education credits can be earned through participation in key educational session tracks. National Trust for Historic Preservation (800/944-NTHP), OCT. 11-15

CRSI Design Awards Competition

All predominately site-cast, conventionally reinforced, concrete structures completed between Jan. 1, 1993, and Oct. 27, 1995, are eligible. Winning projects are featured in a four-color brochure distributed throughout the U.S. and are used in CRSI's publications and national advertising campaign. Concrete Reinforcing Steel Institute and the American Institute of Architects (708/517-1200, fax 708/517-1206), ENTRY DEADLINE: OCT. 27

"Art by Architects"

The fifth-annual exhibition will showcase the works of Texas architects as well as other architects who have worked in Texas. The exhibition will include art works in various media including film, video, computer animation, sculpture, painting, jewelry, metal pieces, and weaving. The show will be held in conjunction with the Texas Society of Architects Annual Meeting at the Westin Galleria. Dallas Architectural Foundation (Dan Noble 214/969-5599 or Gloria Wise 214/871-2788), Nov. 2-4

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Traditional CFC refrigerants are being phased out, and some people now question the viability of electric chillers. The fact is, electric chillers will continue to be the best choice for cooling large buildings—without obsolescence or adverse environmental effects. Here's why:

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Consulting Pitfalls

IMAGINE THAT YOU ARE in your office on a slow Friday when a client calls and says, "I've got a building downtown that is supposedly architecturally significant. I'm thinking of renovating or selling it, and I'd like you to prepare a report on its condition and potential uses in the event a prospective buyer asks me for some information." In today's litigious society, this type of project presents some unusual problems and issues for the owner and architect to address prior to entering into a contract. Among other things, the architect will need to be concerned with the environmental and physical condition of the building and potential limitations on building use, such as local zoning and building code issues, in general, and historic buildings, in the event the building is "historical."

Scope of Work

UNDER TEXAS LAW, an architect's duty or obligation to his client depends on the terms of the professional-services agreement. As a result, it is important to use a written contract in an effort to limit the "gray" areas with respect to the architect's performance of the contract, even when you are doing preliminary work. This becomes increasingly important when an existing building, regardless of historical value, is the subject of the contract. In our particular scenario, the parties initially need to define the level of detail necessary for the investigation of the environmental and physical conditions. Will you need to include environmental, geotechnical, structural, and MEP consultants to properly evaluate and report on the building's condition? Indeed, there will be questions with respect to the building's compliance with the Americans with Disabilities Act or compliance with the applicable building and life-safety codes. These issues, of course, will need to be explored prior to entering into a contract.

If your client asks you to do a "limited" or basic review of the building's condition or otherwise ignores your recommendation to include the proper subconsultants, then the parties must carefully draft the professional-services agreement to reflect the limited nature of the review. Moreover, due to the potential problem with claims by third parties who may review and claim to have relied on your report in connection with the purchase of property, you should include disclaimers in the report in order to place them on notice to conduct their

own investigation. This becomes particularly important when your client imposes limitations on the extent and detail of your investigation.

Third Party Liability and Disclaimers

IN ADDITION TO THE NORMAL ISSUES involved in contract negotiation, our scenario involves some additional considerations. Over the last decade or so, Texas law has recognized a cause of action which might allow a non-client, such as the building purchaser, to sue the architect and its subconsultants under certain circumstances.

The tort of negligent misrepresentation imposes liability for economic losses on someone who supplies false information for the guidance of third parties in their business transactions when the third party, who is an intended recipient of the information, relies on the information. Therefore, the architect should include a conspicuous disclaimer in the report to place any nonclients on notice of the limitations of the report so that it corresponds with the limitations of your services as reflected in the contract with the owner; for example, "no environmental testing performed and no opinion is made with respect to the building's environmental condition." Furthermore, the disclaimer should include a conspicuous statement that the architect does not intend for the buyer to rely on the report and that the buyer should retain his or her own professional to conduct a thorough investigation of the condition and limitations on the use of the property.

These types of disclaimers are important because the nonclient most likely will not have knowledge of the limitations of your services as defined by the contract with the owner. Therefore, the architect should carefully compare the disclaimers and limiting conditions in your contract with those that should be included in your report. Because, among other reasons, the nonclient never paid you a fee for your services, you should include a very broad disclaimer in an effort to limit their ability to assert a claim against you.

Warranties

THE AIA PROFESSIONAL-SERVICES contracts do not contain any expressed warranties, and as stated by one appellate court, Texas law will not imply a warranty by an architect "unless there is the clearest reason for it, and the burden for showing such reason rests on the one seeking to establish the warranty." As a result, the archi-

tect should not agree to the inclusion of any warranty obligations in the contract, and certainly should not suggest the existence of any warranties in any later communications generated as a result of the performance of the professional services. In our scenario, the owner has also suggested that he may provide third parties with a copy of your report. As a result, it is appropriate to include in the report a conspicuous disclaimer that there are no warranties with respect to the professional services provided by the architect and its subconsultants.

Limitation of Liability

THERE ARE SO MANY "UNKNOWNNS" when dealing with existing structures and, for that reason, it is not appropriate to accept unlimited risk. In fact, it is important that the architect focuses on contractual limitations of risk and ensures that the owner is not shifting any additional risk to the architect. As a result, a limitation of liability clause and even a clause that limits the categories of damages (e.g., no consequential or special damages), among other risk limiting clauses, may provide the architect with protection in the event the owner claims the architect is responsible for some catastrophic event.

Regulations

IF THE ARCHITECT has agreed to investigate building use, a review of any potential limitations that may be imposed by local zoning regulations will be the starting point. In addition, many localities have additional requirements and limitations on the alteration of a building if it is a historic structure or landmark. These limitations, of course, may adversely affect the range of building uses. Likewise, the Texas Historical Commission regulates the preservation of historic structures in the state in accordance with chapter 442 of the Texas Government Code and title 13, chapter 13 of the Texas Administrative Code. The architect, therefore, should be familiar with these regulations, as well.

As a result, it is important to consider the impact of building codes, statutes, and other governmental limitations operating in conjunction with each other in order to limit the "surprises" for both the owner and the architect.

Matthew Sullivan

Matthew Sullivan is a lawyer with Haynes & Boone, LLP, of Austin.

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Housing Tax Credits

CREATED BY THE FEDERAL GOVERNMENT in 1987 to increase the nation's supply of decent and affordable housing, the Low Income Housing Tax Credit Program (LIHTC) offers federal tax incentives to both non-profit and for-profit developers engaged in affordable housing projects.

The National Council of State Housing Agencies oversees the program at the federal level and allocates the tax credits to individual states based on population. While the program has not seen its funding reduced over its nine-year life, the credits are not indexed for inflation and have decreased in value over 30 percent since inception. Barbara Thompson, director of government affairs for the council, says, "We are working hard to insure that the credits do not become part of the spending cuts that are currently being made to reduce the deficit. In addition, we are sending out information to new senators regarding the impact of the program in their home districts." Thompson says the council is pushing for indexing the credits to meet yearly inflation increases.

The program, which is administered locally by the Texas Department of Housing and Community Affairs (TDHCA), seeks a new approach to providing for the housing

For information on the Low-Income Housing Tax Credit Program, contact TDHCA in Austin at 512/475-3340. The Department is not alone in its commitment to providing tax incentives and funding for affordable housing projects. The following organizations and programs also offer similar financial support:

- **Habitat for Humanity.** This national organization operates local branches in major cities. Chapters work with builders and community-service groups to produce and renovate housing units.
- **Historic Preservation Tax Incentives.** The Tax Reform Act of 1986 offers a 20 percent income tax credit on the cost of rehabilitation and permits depreciation of improvements on rental residential property for 27-1/2 years. National Park Service (303/969-2875)
- **Community Development Corporations.** Various nonprofit organizations often acquire property for resale to developers or serve as conduits for financial subsidies. Contact the local economic development office in your community.



needs of low-income individuals and families. "The LIHTC program differs from traditional housing programs by stimulating private investment in affordable housing," says Henry Flores, executive director of TDHCA. "By partnering with private enterprise, decent and affordable housing units are created for working-class families."

In order to receive dollar-for-dollar reductions in their federal tax liability, participating developers must acquire, substantially rehabilitate, or construct a rental housing project and set aside at least 20 percent of the units for very low-income individuals and families. The tax credit may be used annually for ten years, and the set-aside requirement must remain in effect for a minimum of 15 years.

Over the past decade, TDHCA has helped create thousands of housing projects across the state in both populated metropolitan areas and rural agricultural communities. Projects vary in size from those that offer a only a few units to those providing several hundred. Unfortunately, under current funding the program can not begin to meet the great demand for affordable housing. In 1994, the department received 278 applications requesting more than \$120 million in tax credits—almost four times as much as funding allowed. Despite the shortage, however, TDHCA awarded over \$30 million in tax credits to 109 organizations. In return, developers will use the credits to produce over 11,000 units of affordable housing across the state.

The Windsor Hotel, of Abilene, is one of many success stories of the Low Income Tax Credit Program, administered locally by TDHCA.

The department distributes tax credits through a competitive application and scoring process. In processing and selecting applications, the department uses numerous criteria, including community support. TDHCA solicits public comment on local community housing needs, a process that usually raises a discussion of social concerns. The department assists in ensuring that the proposed project meets local existing zoning regulations and requires the developer to submit a market analysis to demonstrate the locality's need for affordable housing and other supporting documentation, such as a Comprehensive Housing and Affordability Study.

With a goal of helping low-income individuals and families find affordable housing options, TDHCA sets maximum rent and income levels for participating residents. While these values are dependent upon location, a resident of a LIHTC apartment in Austin would pay a maximum of \$570 for a two-bedroom apartment, and the maximum income for a family of four is \$25,320. Since the apartments are owned and managed by private and nonprofit organizations, the properties compete with other area complexes and are typically able to offer the same maintenance and amenities.

Mark Forsyth

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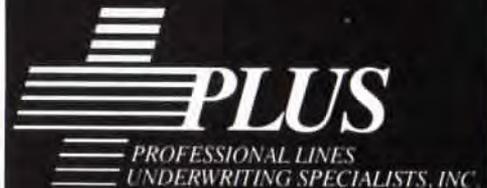
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Special Advertising Section

Renovation/Restoration/Preservation

Using Preservation to Build Communities that Work

By Richard Moe

ONE OF THE MOST important tasks of organizations like the National Trust for Historic Preservation (NTHP) and the Mayors' Institute on City Design is to remind people that the term "city design" is not an oxymoron. City design represents the idea that communities can be shaped by choice rather than by chance; that people can make informed choices about getting the kind of community they want instead of merely accepting the kind of community that they get. Too many state and local officials unfortunately send the message to developers and others that "anything goes."

The result of this "anything goes" approach is what we call "sprawl." No one has been able to come up with a good definition of sprawl, but you know it when you see it. Sometimes it takes the form of ribbon development that turns major roads into "sell-scapes" of motels, fast food restaurants and strip shopping centers. It also takes the form of large tracts of low-density residential development, scattered around the fringes of established urban areas and leap-frogging into rural areas. Whatever form it takes, it is poorly planned, land consumptive, automobile dependent, designed without regard to its surroundings, and almost always very ugly.

I don't think we have to accept the kinds of communities sprawl is

giving us. Studies have shown that when people are asked to pick out the kind of place they would like to live in, they almost invariably choose compact neighborhoods like those found in older communities. The irony is that we don't have to build them new, because they already exist, waiting to be reused. We have to find ways to reuse them.

In these days of very tight budgets at all levels of government I am reminded of what a British statesman told his colleagues during the darkest days of World War II, "Gentlemen, we are out of money, therefore, we shall have to think." Perhaps if we think hard enough we'll realize that sprawl isn't progress; it's really chaos. We don't have to accept the consequences

continued on page 30

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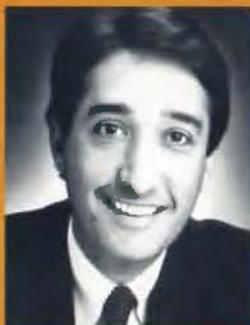
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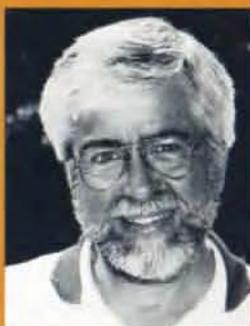
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that it's given us. It isn't inevitable. There are ways in which we can deal with sprawl on the state, regional, and local levels. One way is historical preservation. The perception most people have of historic preservation as something elitist and irrelevant for most communities is false. It may not be the whole answer, but it is a tool.

Saving historic neighborhoods

and buildings is sound fiscal policy. When buildings are demolished, the labor and materials invested in them are wasted. Every community has already invested in infrastructure: sidewalks, streets, water, sewer and so forth. If those facilities are used at 50-percent capacity, taxpayer dollars are being wasted. Every mayor struggles with attempts to lure middle-class tax-

payers back to the city. When it happens—and it has in many cities like St. Paul, Louisville, Boston, Seattle, Oakland—people have moved largely to historic, inner-city neighborhoods. There is a quality and an essence about these neighborhoods that, if realized and recaptured, can be an enormously attractive thing to lure people back into the cities.

It is also important to recognize that most work in historic preservation is done by individuals, not by big government. Ideally the work is done by individuals and community groups, working in partnership with mayors who care and understand how this process can work. Most "showcase" preservation activity is done in the private sector. When public funds are involved they are leveraged with effectiveness few other programs can match.

Preservation can be a very effective instrument for sustainable economic growth, as well as one of the highest job-generating economic development options available. A study has revealed that \$1 million spent in rehabilitation in Michigan, creates twelve more jobs than manufacturing \$1 million worth of cars. In South Carolina, \$1 million in rehabilitation creates eight more jobs than manufacturing \$1 million worth of textiles; and in Oregon, \$1 million in rehabilitation creates 22 more jobs than cutting \$1 million worth of timber. Preservation is very labor-intensive, and is the only economic strategy that doesn't require the Rust Belt to lose in order for the Sun Belt to win. It doesn't mean prosperity in the city at the cost of poverty in a small town, and it doesn't mean taking jobs from the North to create jobs in the South.

There are some helpful tools for pursuing preservation in the community. A historic rehabilitation tax credit was enacted in the late 1970s, and during the time it was in full force, it was perhaps the most powerful tool available for rehabilitation and preservation in this country's history. In just

continued on page 32



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a few short years, it was responsible for attracting more than \$15 billion in private capital to more than 23,000 restoration projects, many of them affordable housing projects. However, that credit applied only to income-producing properties, not to private residences. Moreover, it was largely vitiating by the tax act of 1986. It is still on the books, and still being utilized, primarily in conjunction with the low-income housing tax credit. However, it is underutilized and can and should be used more creatively.

The National Trust for Historic Preservation has been at work developing a new form of tax credit, taking the admonition of that British statesman and trying to think anew. The result is a homeowner's tax credit which would give up to 20 percent to the owner who renovates a home in a historic district, with a cap of \$50,000. This is a credit that goes to the homeowner, not the developer. Obviously, it is designed to lure people back into historic districts, which is where they naturally want to come when they come back to the city. It is also to encourage people who already own homes in historic districts to fix them up, and add to the tax base of cities and the sense of community that is too often lost in deteriorated areas.

The Trust has also begun a new program called Community Partners for Revitalization. This program will undertake demonstration projects in different kinds of communities and parts of the country to demonstrate that preservation, applied through local community organizations in partnerships with local governments, can be an effective tool to lure people back to the cities and, more importantly, to fix up the neighborhoods that exist there. It is a very exciting program, and although it is modest, it will have an impact.

The preservation movement is growing in many ways. It is no longer simply about maintaining old mansions. Today, the focus and thrust of preservation is community-based, and the Community Partners for Revital-

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ization Program will help move this forward. In many ways, it is the residential counterpart to a much more familiar NTHP program: the Main Street Program. This program has been in effect for approximately 15 years in over 1,000 cities and towns in America, working with the local business community and public officials to shape and implement a plan to revitalize the core business areas. The core downtowns, the economic engines of communities, have been in trouble for various reasons in most parts of the country. Through the Main Street Program, the NTHP has been able to demonstrate that with creative energy and a little investment, these downtown areas can be revitalized. This program has attracted more than \$3.5 billion in investment in 15 years in over 1,000 towns. It has created 83,000 new businesses and tens of thousands of new jobs. It is by far the most successful downtown revitalization program in this country, and it is still building.

Preservation is becoming increasingly relevant to the realities of life in present-day American cities. As it has always been, preservation is firmly rooted in an appreciation of the value of history and tradition, but it is no longer concerned primarily with the past. We must realize that preservation is essential to the quality of our lives here and now, and in the future. Preservation has to do with more than bricks and mortar and cobblestones. It has to do with the way individuals, families and communities come together in attractive and supportive environments. In pursuit of its goal of creating more livable communities for everyone, preservation is literally changing the face of America forever.

Richard Moe is President of the National Trust for Historic Preservation. This article is taken from a presentation Mr. Moe made to Alumni of the Mayors' Institute on City Design.



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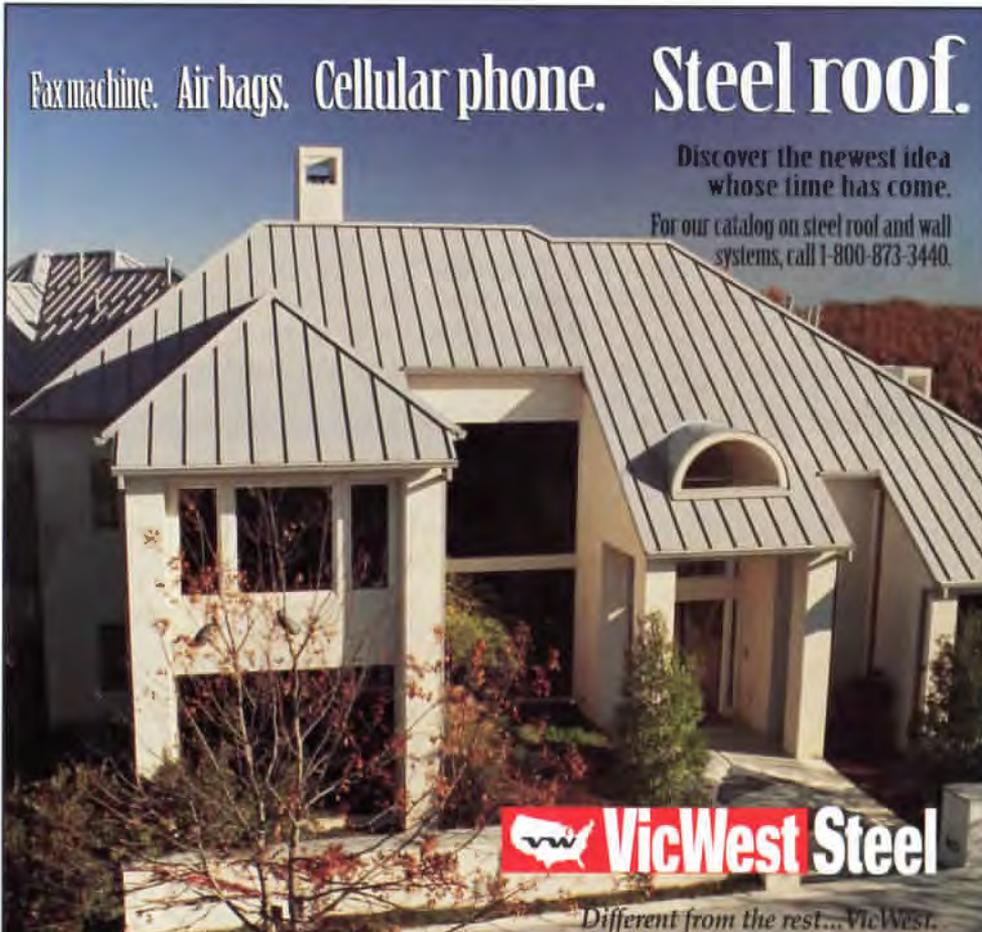
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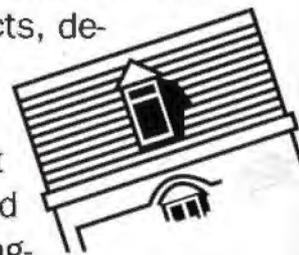
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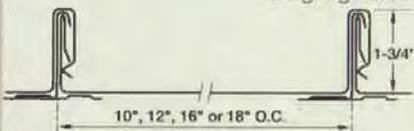
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The ramifications of this are several, but chief among them are increasing dependence on the stock of rental properties for decent housing, and the subsequent decline and permanence of our communities. For obvious reasons, renters do not have the same commitment to their residences as homeowners, and as a result, once-stable, livable communities have declined into marginally inhabitable areas with problems of crime, poor maintenance, falling property val-

ues, and other familiar urban issues. Nor is this phenomenon limited to the inner cities; older suburbs are experiencing similar decline as housing stocks age, affluent residents move to even farther-flung suburbs, and those remaining cannot afford to maintain their properties.

Deep cuts in budgets of government entities have not helped. Not only has funding for housing programs declined, but of equal impact has been the decline in budgets for crucial programs such as crime prevention, education, parks, waste collection, and street maintenance. The combination of these private and public factors has been a downward spiral for many neighborhoods, resulting in lower quality housing at higher costs.

Recognizing these changing conditions, many organizations, governments, and individuals are rethinking past approaches to affordable housing that often focused on individual units and sought breakthroughs in the form of new lifestyle concepts, new low-cost technology, or innovative design. Instead, there is a realization that housing problems cannot be addressed by considering one building at a time, regardless of how clever or innovative its design, without also looking at its context. If the neighborhood is in decline, the most cleverly designed house in the world will decline as well, unless other issues of crime, schools, transit, jobs, and city services are also addressed.

Thus, there is a shift in emphasis towards neighborhood issues by organizations at all levels, including local, state, and national governments, non-profits, professional societies, and private institutions. Examples of this are many.

Recently in Dallas, Henry Cisneros, Housing and Urban Development Secretary, along with officials representing the State of Texas and City of Dallas, announced the Dallas Partnership Plan, a program of unprecedented cooperation between governments, aimed squarely at neighborhood stability by increasing home ownership through low-cost grants for improved services, tax abatements, and numerous other measures. In addition, the City of Dallas is undertaking the Neighborhood Renaissance Partnership program, bringing together neighborhood organizations, churches, banks, professional organiza-



Opportunities abound for inventing new affordable housing in our urban neighborhoods.

tions (including the AIA and American Planning Association), and non-profits to develop plans and programs to stabilize and improve neighborhoods that are on the verge of serious decline.

Other programs emphasizing this neighborhood orientation include the New In-Town Marketing Center of Preservation Dallas. This facility, located in the historic Wilson Block, familiarizes realtors, home-buyers, developers, and architects with the advantages of inner-city living, and provides them with resources to locate, purchase, and renovate inner-city properties. An encouraging facet of this is that the Center markets not just the gentrified historic districts, but all inner-city Dallas neighborhoods, regardless of value or historic significance. This represents a realization that our inner cities already contain a huge and valuable stock of "affordable housing" if united with appreciative homeowners armed with the resources to improve and maintain it.

AIA Dallas has responded to this new direction as well; its Affordable Housing Committee, finding itself involved increasingly in neighborhood issues, recently changed its name to the Housing and Neighborhood Committee.

This new emphasis on the neighborhood as key to housing problems does not preclude the necessity of continuing to look for ways to build and renovate more effectively. The basic unit of a neighborhood is still, after all, a single house. But it is increasingly clear that the context of this single house is equally important and must be recognized if we are to effectively address the problems of decent housing at attainable prices.

What can we as architects do to help? Obviously we know how to design and how to build houses and apartments, often innovatively. Unfortunately, that is not enough these days: it will not solve the problem by itself. The good news—architectural practice today requires us to develop many skills, including those of imagination, synthesis, facilitation, and communication, both visual and verbal. Many of us find ourselves using these skills even more than we use our design and technical knowledge as we play negotiator, psychologist, go-between, and motivator in our everyday dealings with clients, contractors, consultants, code officials, and financial institutions. It is these other abilities, often well-honed, that may prove most useful in tackling the affordable housing crisis a neighborhood at a time.

The possibilities are numerous. Neighborhood associations, city officials, and others are often seeking help, both on fee and pro bono bases, in developing visions for troubled neighborhoods. Ar-

chitects excel at seeing and demonstrating, visually and verbally, opportunities where laypersons often see only problems.

During the course of our practices, we encounter many individuals and groups with the interest and power to affect changes in the health of our neighborhoods—whether financial institutions with money to loan, city planners fighting urban blight, or professionals with sorely needed expertise. Architects can act as facilitators and advocates for communication among these entities; often they want to help but do not know where to turn or how to get started.

We like to believe we excel at seeing the "big picture"; let's help others to see it as well.

Through participation in our neighborhood associations, city boards, professional societies (including the AIA), churches, and other organizations, we can and should be outspoken, effective advocates for comprehensive, long-range approaches to the problems of our neighborhoods, rather than the quick and piece-meal fixes often attempted.

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Robert L. Meckfessel

Robert L. Meckfessel is principal of F/M Associates in Dallas and is chair of Housing and Neighborhood Committee for AIA Dallas.



photographs courtesy of Texas Historical Commission Main Street

Over the Rainbow

By Mark Forsyth

The Resolution Trust Corporation was convinced to save \$40,000 in demolition costs and instead donate Rainbow Row to the Galveston Historical Foundation for renovation as affordable housing.



Courtesy of Galveston Historical Foundation

By saving four historic houses from destruction and making them available to low-income buyers, the Galveston Historic Foundation (GHF) has found a way to successfully match traditional preservation goals with social needs such as affordable housing and neighborhood redevelopment.

Located just one block from Galveston's East End National Historic Landmark District in the 2100 block of Sealy, the two pairs of twin houses were slated for demolition in 1990. Known collectively as Rainbow Row because a previous owner had painted them in a variety of bright colors, the houses had become property of the Resolution Trust Corporation (RTC), a federal agency responsible for liquidating the assets of failed savings and loan associations. Unable to sell the homes for their fair market value, the RTC applied to the City of Galveston for permission to demolish the buildings.

At this point, the GHF, led by Residential Preservation Program director Randy Pace and the program's volunteer vice-president David Bowers, interrupted the process, requesting a 60-day stay of demolition in order to investigate options for saving the structures. During this time, the Foundation convinced the RTC to save the \$40,000 in demolition costs and donate the houses for renovation as affordable housing projects, an option never before exercised by the federal agency. Pace comments, "The RTC could only make the donation after the agency determined it would save the taxpayers' money. Not only did the project save the \$40,000 cost of demolition, it ultimately provided affordable housing opportunities and returned the homes to the tax rolls."

Al salvar cuatro residencias históricas de la destrucción y hacerlas disponibles para compradores de ingresos bajos, la Fundación Histórica de Galveston ha encontrado una forma exitosa para entrelazar metas tradicionales de preservación con necesidades sociales como la vivienda económica y el desarrollo de vecendarios. La fundación utilizó la ayuda de la comunidad entera para obtener su propósito, incluyendo numerosas organizaciones públicas y privadas que donaron tiempo, dinero y servicios para el esfuerzo de rehabilitación. El arquitecto de Galveston, David Watson, fue encargado con el reto de trabajar con un presupuesto limitado al preservar casas de principios de siglo. El Trabajo de diseñar en casas de dos pisos con doble galería se enfocó en asuntos prácticos como reparar paredes interiores y aumentar espacios para almacenaje, pero también incluyó mucha atención a detalles históricos de naturaleza italiana.



Color photographs by Gerald Moorhead, FAIA



3

The GHF went to work immediately to clean up the homes and prepare them for restoration. Betty Massey, executive director of the GHF, says, "We spent months working with the Galveston Police Department trying to convince the vagrants and drug dealers to leave the houses."

The next step involved preparing an efficient and cost-effective plan for renovating the houses. For this, the Foundation engaged the entire community including numerous public and private organizations who donated time, money, and services to the rehabilitation effort. The City of Galveston, for example, awarded \$35,000 in Community Development Block Grants; and Browning Ferris Industries donated dumpster service for the entire 13 months of construction. This support was important primarily because the GHF needed to narrow the gap between the eventual \$33,000 selling price and the \$53,000 worth of work needed to restore each house.

Galveston architect David Watson, who contributed part of his fee, was charged with the challenge of meeting a tight budget while preserving

turn-of-the-century houses. Massey says, "We instructed Watson to regard the exterior as a traditional historic renovation and the interior as an adaptive reuse where we could give future tenants quality living conditions yet still save money."

Originally constructed in 1904 by prominent local contractor and mason Robert Palliser, the houses featured turned posts and balustrades, and bracketed porches. Rainbow Row was turned into rental property in the late-1960s and was remodeled in 1977. However, when the owners defaulted on their loan, the buildings were abandoned and quickly deteriorated. By the late-1980s, these once-charming Greek Revival and Victorian houses typical of turn-of-the-century Galveston resembled a deserted, war-torn complex, still fighting battles of neglect and vandalism. However, despite collapsed porches, doors ripped from their hinges, and walls riddled with holes, most of the handrails on the entry hall staircase were intact and provided architect Watson with a starting point for returning the houses to their former glory.

1 Prior to renovation, the houses of Rainbow Row had been abandoned, neglected, and left to vandals.

2 Restoration of the front porches was an important architectural consideration in retaining the original feel of the historic houses.

3 Rainbow Row, made up of two pairs of twin houses, contributes valuable lessons to both historic preservation and neighborhood redevelopment.



Historic photographs courtesy of Rosemary Culture



Gerald Moonhead, FAIA



- 1 Detailing at the second floor balconies recalls the original construction over 90 years ago.
- 2 One of Galveston's historic residential neighborhoods in its turn-of-the-century prime
- 3 Small houses at the corner of 21st and Church Streets, similar to the Rainbow Row development

Design work on the two-story, double-gallery homes focused on practical issues such as repairing interior walls and increasing storage areas, but also involved much-needed attention to historic Italianate detail. The arches and original bulls-eye mouldings were preserved and lattice work was used to surround recessed lighting fixtures in the dining room ceiling.

During the construction process, the GHF worked to secure low-interest financing options for prospective buyers. Large financial contributions from the Favrot Fund of Houston and the Meadows Foundation of Dallas helped bring these affordable housing issues to fruition. With that support, the GHF, in conjunction with the Galveston

Board of Realtors and Galveston College, produced a Community Home Ownership Information Program. Certain purchase restrictions and eligibility requirements were set up to ensure that both the housing and preservation goals would be met as the homes went up for sale. Potential residents were required to attend a Galveston College course on home ownership, which taught buyers about issues ranging from insurance to basic do-it-yourself repair. They were also required to gain approval from the Foundation for any remodeling prior to construction. And, in addition, residents who sell within five years, must split the profits with the GHF.

Despite these restrictions, over 40 applications were submitted for the homes, 14 people completed the course, and, within a year, all four homes had been purchased. This financial and preservation success has earned Rainbow Row and the Galveston Historical Foundation numerous awards, including the Mary Moody Northen Award from the Texas Historical Foundation, which honors the achievements of local non-profit organizations. **TA**

RESOURCES

Roofing: Elk Corporation;
paint: Pittsburgh Paints; **air conditioning/heating system:** Rheem/Ruud

PROJECT *Rainbow Row Housing, Galveston*
CLIENT *Galveston Historical Foundation*
ARCHITECT *David Watson, Architect, Galveston*
CONTRACTOR *D. Giles Builder, Galveston*

One House at a Time

GHF's *Operation Church Street*

How do you rebuild a neighborhood, and make it affordable at the same time? For each of its recent Church Street projects, the Galveston Historical Foundation secured financing and mobilized volunteers one house at a time, in addition to managing the construction. One of the goals of the Foundation is to assist in stabilizing neighborhoods by supporting homeownership, which has been as low as 30 percent in recent years in Galveston. In order to address this need, the Foundation has established a Residential Revolving Fund in order to acquire distressed properties, which was capitalized by the Moody Foundation, and the Kempner Fund, both of Galveston. In order to fund the actual construction, the City of Galveston has provided funds from their Community Development Block Grant (CDBG) program.

Both Rainbow Row and the Church Street projects have been targeted toward low and moderate-income first-time buyers, who complete a home-buyer's training course covering ownership and maintenance issues and responsibilities. The Foundation has also assisted in securing permanent financing for the buyers through its rela-

tionships with local banks. The most recent projects on Church Street have been conventionally financed, while the Rainbow Row purchasers benefitted from varying levels of interest subsidy of the permanent mortgage.

1408 Church Street

After the success of the Rainbow Row project, the Galveston Historical Foundation purchased 1408 Church in 1993 using the Residential Revolving Fund. Built in 1926, this 1,800-square-foot raised cottage has been completely rehabilitated with the assistance of numerous volunteers from local churches, and students from The University of Texas Medical School. It was sold for about \$28 per square foot in 1994.

1402 Church Street

This center-hall cottage, built circa 1880, was acquired and moved to its present location in the summer of 1994 when threatened with demolition. It has been rehabilitated at a cost of \$40 per square foot with the assistance of The Favrot Fund of Houston and CDBG funds.

1420 Church Street

This cottage, built circa 1875, was acquired and moved to its present location in 1994. The exterior is being restored at a cost of \$35 per square foot, and the interior work will be completed by the new homeowner.



2

1 Substantial renovation including fresh coats of paint and repaired front porches mark the houses at 1402 and 1408 Church.

2 At 1420 Church, a wooden, white-painted fence has replaced the former chain-link barrier.

Silver Lining

By Vincent P. Hauser

PATIENCE, CREATIVE FINANCING, and a straightforward design approach have all contributed to the successful rehabilitation of the Windsor Hotel in Abilene. Completed this summer at a cost of \$4.3 million, the Windsor includes 80 senior apartments, 10,000 square feet of retail space connected to the restored hotel lobby, and a stunning second floor ballroom. Located four blocks from the Texas & Pacific Railroad Depot on Pine Street, the Windsor was designed by local architect David S. Castle, who was also responsible for the design of the Paramount Theater, restored in the early 1980s, the Federal Building and Post Office, and the Wooten Hotel.

The Windsor was originally constructed during Abilene's early boom period in 1927 by 300 local investors who formed the Abilene Hotel Corporation in order to support the growing oil, cotton, and ranching economy. Fifty years later, it was this same type of local commitment and persistence on the part of the City of Abilene that was required to find the right team to develop the hotel, vacant since 1985. The National Development Council, a non-profit developer, assisted the City in assembling the financing for potential development beginning in 1987, and when a series of projects fell through, NDC evaluated the market for senior housing through its development arm. In 1993, NDC acquired the building from the previous owner and selected Good, Fulton & Farrell Architects of Dallas to design the project.

"Traditional single-source conventional financing is just not available for this type of project" says Sally Loveland, a partner at NDC, "so we had to

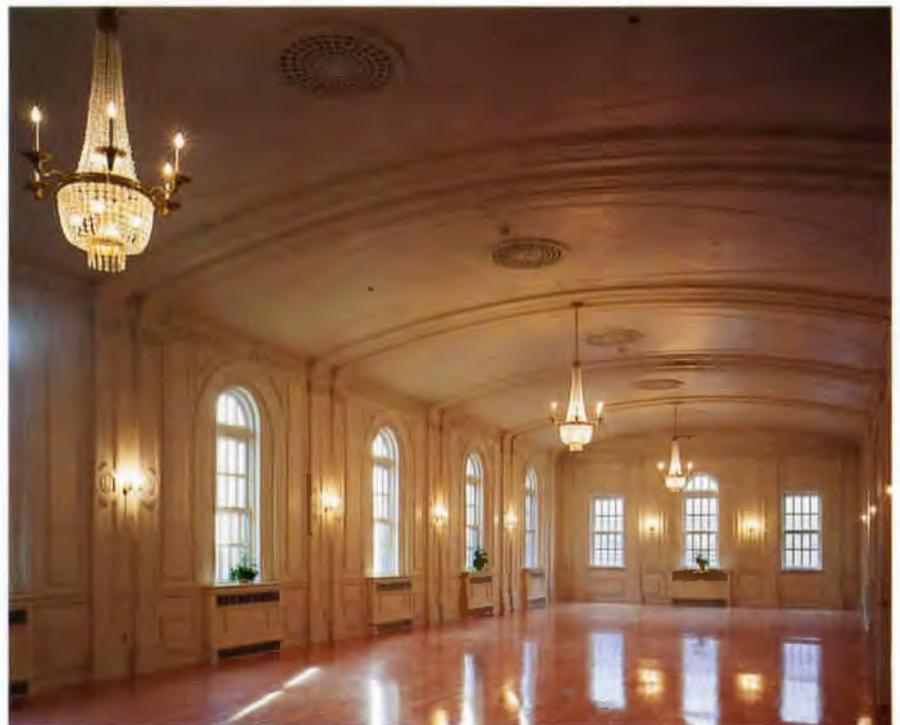


Paciencia, financiamiento creativo y diseño acertado han contribuido a la rehabilitación exitosa del Hotel Windsor.

El hotel fue construido originalmente durante el auge económico en Abilene en 1927 por inversionistas locales que formaron la corporación hotelera de Abilene para sustentar la creciente economía centrada en aceite, algodón y ranchos. El Concilio Nacional para el Desarrollo evaluó el mercado para vivienda de personas de edad avanzada.

En el 1993 el concilio adquirió el edificio del propietario anterior y seleccionó a Good, Fulton y Farrell Arquitectos de Dallas para diseñar el proyecto. El diseño físico del

Windsor requería consideraciones especiales para los residentes de edad avanzada. Entrelazar el código y las requisitos históricos probaron ser los mayores retos para el arquitecto y el grupo de desarrollo.



2



1 The Windsor Hotel provides affordable apartments for seniors, and convenient retail space.

2 When the project began, the second floor ballroom's ceiling was falling in, and the wood floor was buckled.

3 The restored atrium lobby will become the "living room" for the new residents.

work very hard to assemble all of the pieces in order to make it work." NDC eventually combined permanent financing from First National Bank of Abilene, and a HUD Section 108 loan from the City of Abilene with Low Income Housing and Historic Rehabilitation Tax Credits in order to finance the project. Each of these financing components had a significant effect on the design, according to Good Fulton & Farrell project architect Tony Eeds. The low-income housing tax credits accelerated the design and construction schedule, the general levels of rent, and, therefore, tightened the construction budget. In pursuing the historic tax credits, a certain level of project documentation and restoration was dictated in the public areas.

Rivaling the financial design in its complexity and schedule demands, the physical design of the Windsor required the careful consideration of the needs of the eventual senior residents, in addition to weaving together the requirements of the ADA, adapting the high-rise portions of the code to the historic structure, and meeting the

requirements of the Texas Historical Commission. Blending the code and historic requirements provided the most significant challenges for the architect and the entire development team. "We must find ways to be creative and innovative, and reuse our historic buildings," says Abilene building official Bob Fowler. "We cannot afford to throw away our historic heritage."

Adding a sprinkler system to the building and incorporating the other provisions of the high-rise portions of the code introduced

additional complexities into the restoration of the major public spaces, including the ballroom and the lobby. The ornate plasterwork in these areas was severely deteriorated where it still existed, and required particular attention to detail. In addition to the new wall finishes, the floor of the ballroom was replaced and finished to match the original one-inch-wide maple floor. Marble to replace missing

"We must find ways to be creative and innovative, and reuse our historic buildings," says Abilene building official Bob Fowler.

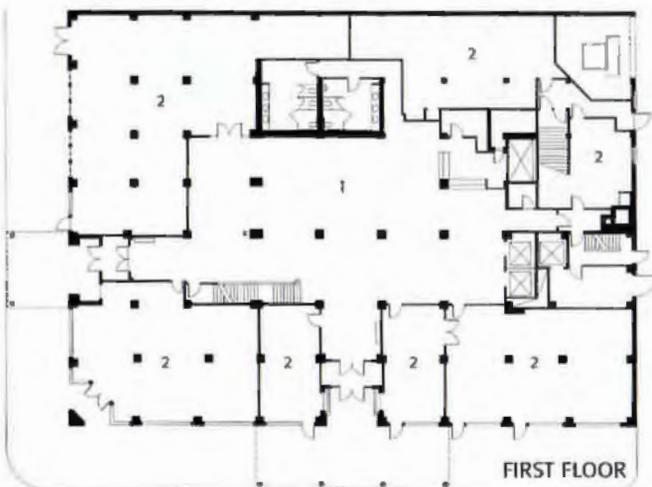


KEY TO PLANS
 1 LOBBY/ATRIUM
 2 RETAIL SPACE
 3 BALLROOM
 4 MEZZANINE COMMON AREAS
 5 MANAGEMENT OFFICES
 6 MANAGER'S APARTMENT
 7 EFFICIENCY APARTMENT
 8 ONE-BEDROOM APARTMENT
 9 TWO-BEDROOM APARTMENT

TYPICAL RESIDENTIAL FLOOR



SECOND FLOOR



FIRST FLOOR



pieces was located by the contractor, Greenstreet Construction at a quarry in Tennessee 20 miles from the quarry that provided the original material, which had closed. Much of the documentation of the original construction of the hotel was located by the Abilene Preservation League. By using the original construction drawings,

the design team was able to confirm important structural details such as the concrete slab and steel truss designs in time to assist the construction effort in the field.

The scope of the project includes completely new mechanical systems, including a new two-pipe chilled water HVAC system and new life-safety and

fire-protection systems. Significant work was required to comply with the ADA. The major public spaces as well as the exterior have been restored. The exterior restoration included the replacement of several hundred glazed terra-cotta tiles, custom-fabricated to match the originals. Originally containing 210 hotel rooms, the Windsor Hotel now includes 80 apartments with a mix of 24 two and three-bedroom units, eight efficiency apartments, and 48 one-bedroom apartments. The apartments are being rented to seniors over 55 years of age who meet the local income requirements. Designed for independent and assisted living, the Windsor provides an urban alternative to what has become the traditional suburban model for new senior housing. **TA**

PROJECT Windsor Hotel, Abilene

CLIENT Community Development Properties of Abilene, an affiliate of the National Development Council

ARCHITECT Good, Fulton & Farrell Architects, Dallas (Duncan Fulton, FAIA, principal-in charge; Tony Eads, AIA, project architect; Jamie Baker, interior design)

CONTRACTOR G. Greenstreet, Inc., Lubbock

CONSULTANTS Tommy E. Hixon, Inc. (structural); Brandt Engineering (mechanical, and plumbing); CRC Engineering, Inc. (electrical)

PHOTOGRAPHER Charles Davis Smith, AIA



1 The Windsor lobby features a restored skylight, marble, and decorative plaster.

2 Glazed terra-cotta tiles were cleaned, and missing pieces were custom-fabricated, including almost 60 different profiles.

3 Eighty new senior apartments, designed for independent living, replace the original 210 rooms.

4 The Windsor is one of several recent projects supported in part by funds from Abilene's Tax Increment Finance District.



RESOURCES

Decorative plaster restoration: Clyde Smith; terrazzo restoration: American Terrazzo; glazed terra-cotta: McCarville Tile; ballroom floor: Abbott flooring; mail chute restoration: Chutes Construction; ornamental iron: S&S Ironworks; elevators: Trojan, Abilene Elevator

Old El Paso

By Ed Soltero

"The rotten doors are falling from their hinges, damp and dung together fester in the doorways, and a cloud of bitterness hangs over all."

Anterior a la rehabilitación existosa de muchas estructuras vernaculares simples en El Paso, Chihuahuita y otros vecindarios bordeando las áreas comerciales del centro de la ciudad, compartían una similar problemática histórica. Desde el 1912 hasta el 1915 miles de mejicanos inmigraron a El Paso habitando estructuras que luego se convirtieron en el paraíso del crimen rampante y las enfermedades. A pesar de intentos para demoler estas estructuras muchas han sobrevivido, pero bajo condiciones muy diferentes. En los comienzos de los 1980s el Departamento de Desarrollo Comunitario lanzó un esfuerzo conocido como "Rehabilitación Alquiler" el cual es sostenado por el gobierno federal. Con un costo de adquisición bajo y requisitos sencillos de renovación, estos proyectos han sido completados dentro del presupuesto necesario para permitir un alquiler bajo.

PRIOR TO THE SUCCESSFUL REHABILITATION of many simple vernacular structures in downtown El Paso, Chihuahuita and other neighborhoods bordering the commercial areas of downtown shared a similar and troubled history.

In the early years of the 20th century, housing conditions not unlike those found in the "factory towns" that sprang up in England during the Industrial Revolution also developed in El Paso. At the height of the Mexican Revolution, from 1912 to 1915, thousands of people fled Mexico and migrated to El Paso, which became a convenient sanctuary for this tremendous influx of refugees.

Most of the refugees during this period of El Paso's history settled in an area roughly bounded by Paisano Street to the north, El Paso Street (formerly Utah Street) and Stanton Street to the west and east, and the Rio Grande to the south. Al Telles, historic preservation coordinator for the City of El Paso, says the émigrés attempted to house themselves by erecting hundreds of makeshift "jacales," huts constructed of branches, boards, and other found materials. However, it was not long before speculators realized the potential for erecting "living quarters" for the new residents, and built hundreds of tenements in the area. The buildings often followed the infamous "railroad" plan typical of tenements built in New York City in the late 19th century. These structures were typically linear blocks laid out on lots 25 feet wide by 100 feet deep, sometimes configured around a courtyard that was closed to the street. Two rooms were afforded per family in a "shotgun" configuration with a shared bathroom core for all the tenants.

In a short period of time, these tenements became havens for rampant crime and disease. Dr. Clifford Allbutt, writing in 1865 about the slums in England, could just as well be describing, the turn-of-the-century conditions in El Paso: "These dwellings seem for the most part to belong to landlords who take no interest whatsoever in their well-being. . . the rotten doors are falling from their hinges, the plaster drops from the walls, the window frames are stuffed with greasy paper or old rags, damp and dung together fester in the doorways, and a cloud of bitterness hangs over all." As in England, the unsanitary conditions in El Paso produced epidemics of dysentery, typhus, and tuberculosis. The neighborhoods also became gang strongholds, liquor-smuggling holding points during Prohibition, and makeshift bordellos. It is common knowledge that the "City Fathers" often conducted nighttime raids on these buildings and set them ablaze in an attempt at eradicating these festering sores. In another effort to clean the city of slums, civic leaders rezoned the area for industrial use, in hopes that new construction would eliminate the housing and its poverty-stricken tenants.

Despite these attempts at demolishing the structures, many have survived the wrecking ball and continue to be inhabited, yet under very different conditions. In the early 1980s, the city's Community Development Department launched an effort known as the "Rental Rehabilitation" program, which is



J.V. Medley, courtesy of Texas Historical Commission



Vincent P. Hauser

2



Ed Soltero

3

1 The Chihuahuita District's Silver Dollar Cafe of the 1920s has been converted into an 11-unit apartment building.

2 Gardens decorating small front porches create personal entrances in this high-density neighborhood.

3 This historical building was the site of El Paso's first printing press.



Ed Soltero

4



Ed Soltero

5

funded by the federal government. The program offers zero percent interest loans to developers and owners over a period of ten years, for up to 60 percent of the total cost. The only planning requirements are that the following ratios of housing units be maintained: 30 percent one bedroom; 55 percent two bedroom; and 15 percent three bedroom.

It is the simple configuration of these L and U-shaped structures that has allowed their rehabilitation in a very straightforward manner. Organized around a courtyard or patio, and often presenting a solid facade to the street, they help provide the visual and physical security needed. The narrow depth of the buildings facilitates the occasional breeze for those who cannot afford evaporative cooling or air conditioning. With low acquisition costs and simple renovation requirements, these projects have been completed within the budgets necessary to allow affordable rents.

A typical rehabilitation design replaces what were originally three shotgun units with two L-shaped units which include a small kitchenette/living area, a bathroom, and two small bed-

rooms. As these buildings have been completed, they have become very desirable, and because they are familiar forms, they are not as visually disturbing as they might otherwise be.

A handful of El Paso-area architects have participated in commissions to rehabilitate most of the remaining dilapidated structures. The degree of modification ranges from simple interior and exterior improvements to elaborate courtyards that establish a sense of place and identity for future tenants. Some have added amenities such as small, coin-operated laundries, barbeque grills, and playgrounds. The successful reweaving of these structures back into the urban fabric is evidenced by the one hundred per cent occupancy rate. It is commendable that the City of El Paso has chosen to retain and improve its housing stock rather than letting it succumb to the process of obsolescence common in many urban settings across America.

TA

PROJECTS *Rehabilitated affordable housing, El Paso*

CLIENT *various public and private entities*

ARCHITECTS *Ed Soltero, Kent Keirsey, Carr-Razloznik Architects*

4 An unrehabilitated structure constructed of masonry illustrates the substandard conditions typical of much of the city's housing stock.

5 Rehabilitated units often include courtyards with amenities such as coin-operated laundries and barbeque grills.

RESOURCES

Underlayment: Thoro; **wall texturing:** National Gypsum; **windows:** Marvin; **VCT:** Azrock; **insulation:** Owens-Corning; **paint:** Hanley; **hardware:** Stanley, Weiser; **plumbing fixtures:** American Standard; **grab bars:** Bradley; **kitchen sinks:** Elkay

Greener Pastures

By Susan Williamson



1 Eight houses, ranging in size from 1,150 to 1,400 square feet, are currently under construction at the Meadows.

2 Houses in the first phase will have photovoltaic cells installed on their roofs to provide solar-assisted electrical service.

Para evitar la percepción de que económico equivale a baja calidad, los desarrolladores de un nuevo proyecto de vivienda en el noreste de Austin, en conjunto con Kipp, Flores & Follmer Arquitectos de Austin, idearon una oferta la cual les permitiría ofrecer una casa de salidad a un precio bien por debajo del mercado. Un desarrollador de California, Haythem Dawlett, compró una subdivisión parcialmente desarrollada al "Resolution Trust Corporation." Residentes existentes estaban opuestos al desarrollo multifamiliar y de alquiler por lo que "Legend Communities" decidió construir casas para familias sencillas a precios módicos. Los desarrolladores formaron una asociación con una organización sin fines de lucro, "The Rights of Passage." Además los desarrolladores y arquitectos trabajaron con el programa "Green Builder" para incorporar características que hicieran las casas más atractivas y económicos para los compradores.

To AVOID THE PERCEPTION that affordable equals low-quality, developers of a new housing project in northeast Austin, along with architects Kipp, Flores & Follmer of Austin, put together a package that would enable them to offer a quality house at a price well below market levels.

A California-based developer, Haythem Dawlett, purchased a partially developed subdivision, then known as Colony Park, from the Resolution Trust Corporation (RTC). Dawlett formed an Austin-based company, Legend Communities, Inc., to develop the property, which originally had been platted for a mixture of single-family and multifamily homes. Existing residents were opposed to multifamily and rental development, and the developer believed that the low end of the Austin single-family market was underserved. As a result, Legend Communities decided to build inexpensive single-family homes, ranging in price from \$68,000 to \$74,000.

One of the first steps taken by the developers was to form a partnership with an Austin nonprofit organization, the Rights of Passage. The nonprofit group



2

Building in Value

Small things that make a big difference

KEEPING THE INITIAL construction costs and mortgage payments low was only part of the overall development concept of The Meadows at Walnut Creek. The other goal was to keep the homes affordable through their entire life cycle by making them less costly to maintain and operate. For this expertise, the developer turned to Laurence Doxsey of the City of Austin's Green Builder Program, who had some energy-saving ideas.

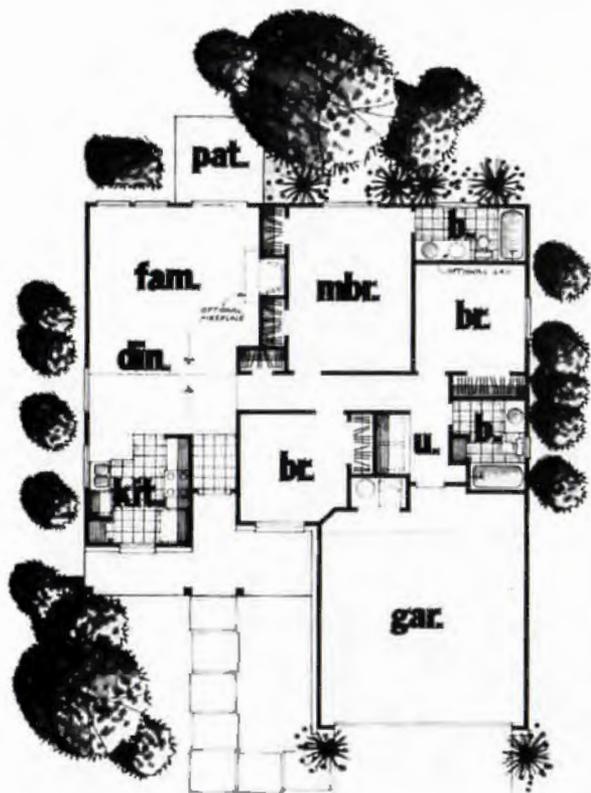
- Provide xeriscape landscape designs. By incorporating buffalo grass and native plants into the landscape design, the home-owners should have lower water usage.
- Address energy usage. Include ceiling fans, sealed duct systems, radiant barriers, light-colored roofing, and a minimum 14 SEER-rated air-conditioning system.
- Use recycled and engineered materials, including fly ash in the slab construction.
- Provide both interior and exterior recycling centers, in keeping with city-wide refuse-collection policies.
- Adjust building orientation. Newly platted homes are planned to take advantage of site features and oriented to minimize heat gain.

"Compared to so many energy-saving initiatives, this is one that will really make a difference in the long run," says construction manager Randall Hughes.

"Compared to so many energy-saving initiatives, this is one that will really make a difference in the long run," says construction manager Randall Hughes, who is responsible for incorporating these ideas into the design, and making sure they get built. "When you see not one or two, but ten or twenty builders doing the small things, it will really add up."

The decision is not always an easy one though, as adding a radiant barrier alone can add \$300-\$400 to the initial cost of a modest house. Adding several items of this magnitude in this market segment can be an obstacle for a potential buyer. It was for this reason that the additional purchase incentives were included in the initial phase of the project.

Currently, three other volume builders in Austin have either signed up with the Green Builder Program, or are currently reviewing the requirements for their own projects. **VPH**



had access to federal Community Development Block Grant funds that the developers used both to lower the cost of the houses and to buy down the price of loans on the houses.

In addition, developers and architects worked with the City of Austin's Green Builder program to incorporate features that would make the houses both more attractive to buyers and more economical to operate in the long run, including high-efficiency air conditioning and heating systems, radiant roof barriers with continuous ridge and soffit vents, and low water-using plumbing fixtures.

Certain trade-offs were made to allow the inclusion of specific features the developers thought would appeal to potential buyers. For example, as a cost-saving measure, no corner cabinets were used, although total cabinet length was not reduced, and brick on the exterior was kept to a minimum (siding is masonite). These cost savings allowed the architects to include such features as vaulted ceilings in living areas, walk-in closets, covered front porches, and two-car garages.

So far, 20 houses of the initial 40-unit first phase are under contract; eight are under construction. **TA**

PROJECT *The Meadows at Walnut Creek, Austin*
CLIENT *Legend Communities, Inc., Austin*
ARCHITECT *Kipp Flores & Follmer, Austin*
CONTRACTOR *Legend Communities, Inc., Austin (Randall Hughes, construction manager)*
PHOTOGRAPHER *Vincent Hauser*

RESOURCES
Windows: Alenco; **roofing:** Owens Corning; **brick:** Acme; **heating and air conditioning:** Aquatherm



Capitol Restoration

By Mark Forsyth

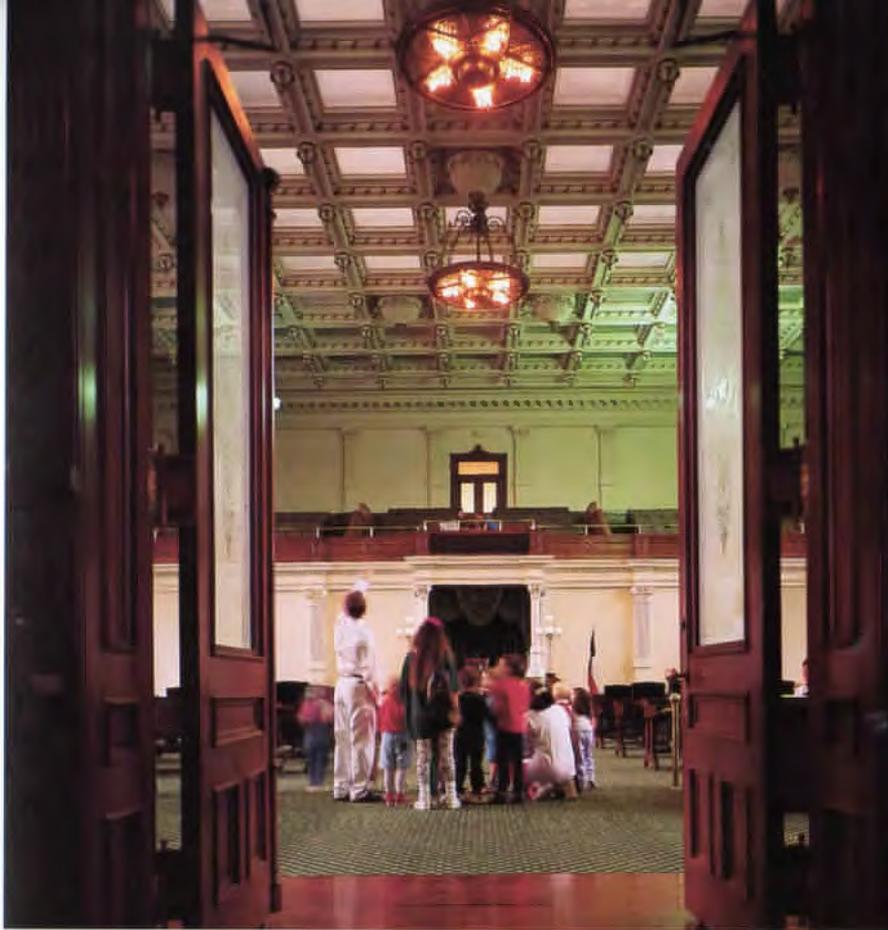
During the repointing of the mortar joints, another non-original agent was found between the stones; newspapers from 1916 had been used as backer rods during a previous renovation.

Durante casi una década el estado de Texas en conjunto con una larga lista de subcontratistas han estado despenñando uno de los proyectos de restauración mas grandon en la nación. Una completa restauración física del edificio del Capitolio en Austin. Incluyendo una extensión subterránea de \$69 millones diseñada por 3D/Internacional, Inc. de Houston y un esfuerzo de preservación interior y exterior de \$84 millones dirigido por el Ford, Powell, & Carson, Inc., de San Antonio, la restauración de la casa estatal de granito ha sido supervisada por tres gobernadores, dos vice-gobernadores y una siempre cambiante Junta de Preservación Estatal. Uno de los mayores retos en la organización de la construcción ha sido el acomodar el trabajo de forma que no conflija con el itinerario legislativo.

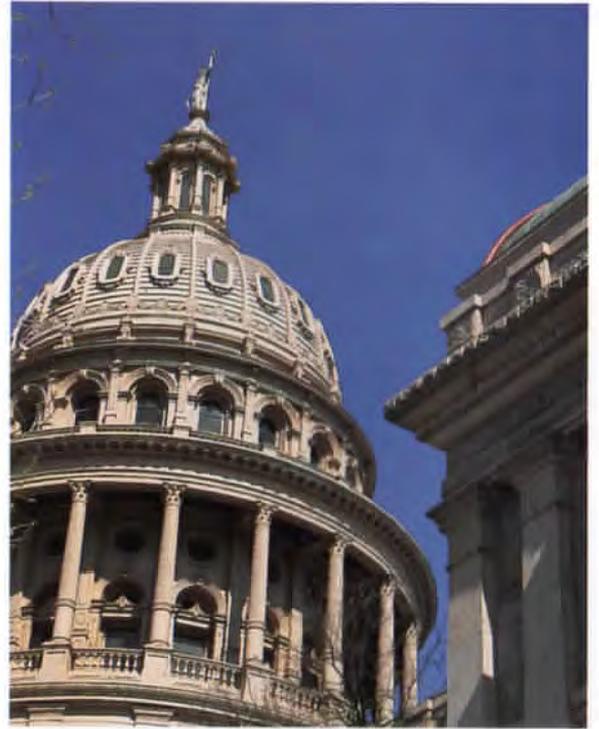
FOR NEARLY A DECADE, the State of Texas, along with a large supporting cast, has been undertaking one of the country's largest restoration projects ever: a complete physical overhaul of the Capitol building in Austin. The restoration of the granite state house, which included an \$84 million exterior and interior preservation effort orchestrated by Ford, Powell & Carson, Inc., of San Antonio coupled with a \$69-million underground extension designed by 3D/International, Inc., of Houston, has been overseen by three governors, two lieutenant governors, and an ever-changing State Preservation Board.

Numerous smaller renovations had been undertaken over the years, but the combined influence of a major fire in 1983 and the work of former Architect of the Capitol Allen McCree, FAIA, provided the inspiration for a comprehensive restoration. The fire alerted both legislators and the general public to the need for a full-scale review of fire and life-safety issues. Previous additions of partitions and dropped ceilings encasing a variety of electrical and plumbing systems significantly encroached on the once lofty grand hallways, creating hidden corridors and chases that allowed the fire to spread. Since each of these incremental changes had been individually minor, no complete review had been conducted for some time regarding fire-code compliance.

The impetus behind the aesthetic restoration efforts can be credited to McCree. As Architect of the Capitol during the 1980s, he argued that the Capitol was architecturally important and that only a complete restoration could return the building to its original condition. Recognizing the need to house the numerous government officials working amongst the non-origi-



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1 The 100-year-old Capitol features a new \$69 million underground extension, preserving the traditional views of the north facade.

2 Children take a tour in the Senate Chamber, where skylights once again bring in natural light.

3 Extensive repair work and repainting was completed on the sheet metal and cast-iron dome.

4 The Lieutenant Governor's reception room

5 Workers removed, repaired, and reattached each piece of the dome and colonnade's ornamentation.



Jeff Fetzer

1

1 The granite was both cleaned and its joints repointed during the exterior restoration phase.

2 Stairs and risers in the balcony of the House chambers under construction



2

titions crowding the hallways and office spaces, McCree suggested an extension built underground that would not visually compete with the dome. Following legislative approval of McCree's vision, his position was replaced when the State Preservation Board was created to oversee the construction of the extension and renovation project.

Ford, Powell, & Carson's work began in 1989 with a comprehensive review of existing conditions and historic records, including the original architectural drawings and documentation of changes retained by the General Services Commission. During this review, seemingly endless paint and mortar studies were conducted, numerous pieces of granite and sheet metal were removed and surveyed, and the 100-year-old narrative specifications were rewritten to current CSI divisional standards. Jeff Fetzer, project architect, says "I'm quite sure that I personally touched each and every piece of sheet metal and cast iron on the Capitol's dome."

This rigorous study enabled the architects to prepare a master plan for restoration work, which was later divided into interior and exterior packages for bidding purposes. One major challenge in organizing the construction schedule involved positioning the work around the legislative schedule. Since air conditioning, heating, and communication systems were retrofitted in both the Senate and House chambers, the architect and contractor were required to coordinate the work around the legisla-

tive sessions. Only the 1993 Senate session was relocated in the process.

The interior work focused on integrating entirely new mechanical and life-safety systems into the existing structure, removing and redesigning non-original partitions and ceilings, and restoring architectural details as closely as possible to their original condition.

In removing non-original partitions and suspended ceilings, the architects uncovered layer upon layer of old wiring, pipes, and duct work. Once the building was essentially stripped of its superficial cavities and chases, designers faced the difficult task of integrating life safety and sprinkler, air-conditioning and heating, plumbing, fiber optic and other communication, and electrical systems into an aging structure built originally to house only plumbing and electricity.

Mac Wallace, associate and senior project manager for the consulting mechanical engineering firm Carter & Burgess, Inc., explains, "We were faced with the challenge of integrating a system of duct work into ceilings and walls with limited space, as little as two to four inches in some places. Working with the structural engineers and the architect, we developed a floating slot diffuser system around the edge of the cornice work for the ceilings and trenched the stone walls up to 14 inches to place duct work to other rooms." For the lower floors, custom-designed furniture units were used for cooling that met sound requirements.



3 The House Chamber features a new audio system wired to each seat, a restored ceiling, and glass skylight. Air conditioning is supplied through the ventilator dome above each light fixture.

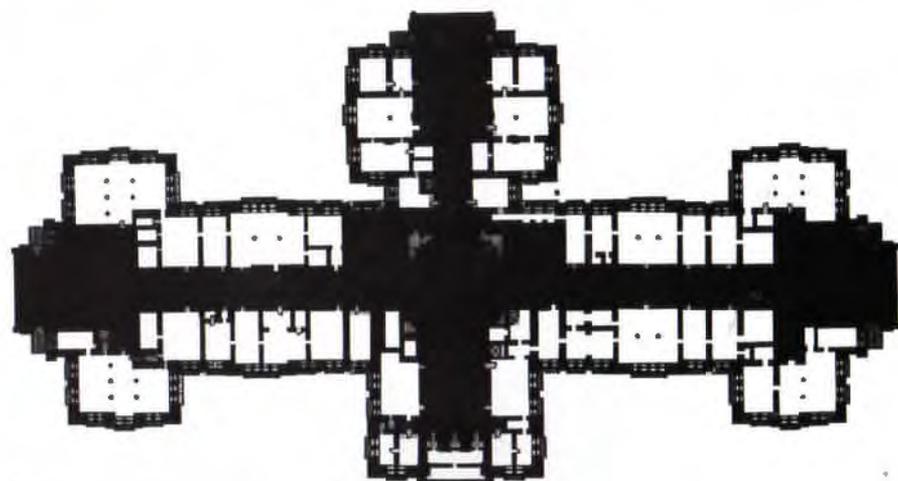
4 Ground floor plan of the Capitol as it was built in the late 1880s; the dark-shaded area indicates the expanse of the interior public spaces.

5 Plan prior to restoration in 1989; the once-grand public space had been filled over time with a variety of sheetrock partitions.

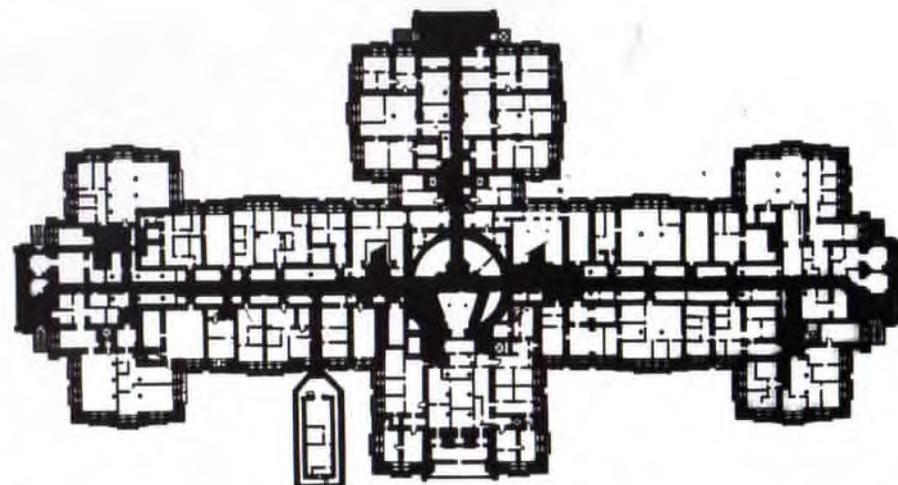
The mechanical system was coupled with a new system of office partitions and countless restorations of interior panelling. Non-original dividers, some of which had closed off windows and reduced double-heighted space to a series of lofts and tight corridors, were removed and replaced, where necessary, with custom-crafted wooden partitions featuring overhead glass and sprinkler curtains, where required by code for this open system. Rather than build obtrusive, solid, two-hour-rated fire walls, the architects used these curtains, which consisted of numerous sprinkler heads located on each side of the glass.

The bulk of the exterior work concentrated on cleaning and repointing masonry and mortar joints, repainting the dome and recreating numerous damaged and missing ornaments, sealing the roof and skylights and adding new cricket details at the roof, repairing window frames and sashes, and conducting extensive site work including pavement replacement and downspout lining.

The masonry work involved both washing the granite and repointing the mortar joints. John Volz, a preservation consultant to Ford, Powell, & Carson, recalls finding 80-year-old pollen coating the building, which was removed by water cleaning. During the repointing, another non-original agent was found between the stones: Newspapers from 1916 had been used as backer rods during a previous renovation. This time, deep-pointing with pink, Portland cement-based mortar similar to the



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1 Ford, Powell, and Carson produced custom-designed partitions to house numerous offices.

2 In preparation for restoration, paint is removed from columns on the dome's colonnade.

3 Significant repair was made to the column capitals circling the lantern. Much of this repair work could not be determined until after the paint had been removed.

original construction was used. On the lower floors, the pointing mortar incorporated carbon black into the raised bead pointing.

Extensive repair work was also completed on the Capitol's dome, including resealing and refinishing each piece of sheet metal and cast iron. In addition, many damaged or missing elements were recreated. For this, the architects analyzed historic photographs and drawings to help recreate the antique detailing.

One major reconstruction project involved the repair of the 40 cast-iron capitals of the colonnade level's Corinthian columns. Berger Iron Works, of Houston, was engaged to remove, analyze, restore, and replace the four-foot tall capitals. Jim Speedy, president of Berger Iron Works, explains, "Each of the 84 pieces of every capital was removed individually, tagged, and studied. We found a variety of materials that had been used over time in place of the original cast-iron including formed duct tape, fiberglass, and ping pong balls." All the pieces were then shipped to the foundry, Robinson Iron Works, of Alexander City, Ala., where over 20 percent were rebuilt to standards created by the architect. Finally, the 2,380 pieces were returned to Houston to be reassembled, and then to the dome in Austin, where the 600-pound capitals were reattached with stainless steel fasteners.

Another significant portion of the exterior scope was the restoration of the skylights that once again provide natural light to the Senate and House



Jeff Feltzer

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Jeff Feltzer

3

chambers. With the addition of various mechanical systems, the original skylights had been covered over and replaced with incandescent lighting. With the recent work, the exterior glass and metal trim was repaired and the light returned to the chambers beneath. **TA**

PROJECT Texas Capitol Preservation, Austin

CLIENT State Preservation Board, Austin

ARCHITECT 3D/International, Inc., Houston and Ford, Powell & Carson, Inc., San Antonio, a Joint Venture (Kirby M. Keabey, FALA, project director; Boone Powell, FALA, design principal for preservation; G. Norman Hoover, FALA, design principal for extension; Carolyn Peterson, FALA, preservation principal; John Mize, project manager; Bob Wise, project architect for interior preservation; Jeff Feltzer, project architect for exterior/interior preservation; Robert Baugher, field architect; Roy Lowrey-Bull, Ellen Berky, Tod Scrimpsber, Bill Palmore, Matt Morris, Yu-Long Yang, David Brown, Andy Matjasko, Rod Cox, Diane Berry-Hays, Robert Rocha, project team)

CONTRACTOR SAE Spaw Glass, San Antonio

CONSULTANTS The Datum/Moore Capitol Joint Venture (structural engineering), Carter & Burgess, Inc. (mechanical, electrical, and plumbing engineering), S.A. Garza Engineers, Inc. (civil engineering), E.L. Fly Associates, Inc. and Ford, Powell & Carson, Inc. (landscape architecture), Construction Cost Management and 3D/International, Inc. (estimating), Volz & Associates (preservation technology), George Sexton Associates and Craig Roberts Associates, Inc. (lighting), Mulhauser/McCleary Associates, Inc. (food service), Consul, Ltd. (telecommunications), Rolf Jensen & Associates, Inc. (life safety), Sound Visions, Inc. and Rose & Associates (acoustics and audio visual), Fuller, Dyal & Stamper, Inc. (graphics), Fugro-McClelland Southwest, Inc. (geo-technical engineering), Hardware Documents, Inc. (hardware), Elevator Service Professionals, Inc. (vertical transportation), GJM Consulting, Inc. and Lewis A. Waldrop, Consulting Engineer (glass and glazing), Asbestos Control Consultants, Inc. and KLV Environmental Services, a Joint Venture (hazardous materials)

PHOTOGRAPHY Greg Hursley, Austin (except as noted)

SpecNote

The Tnemec Company, Inc. and Broussard Painting, of Austin, provided several different coating systems that were used during the exterior restoration of the dome. After removal of the lead-based paint an epoxy mastic was applied to the sheet metal over which two different finish coats were applied.

On the dome itself, a water-based epoxy finish coat was used. This decision involved numerous test applications, each of which was applied and then reviewed from Loop 360, located nearly ten miles west of the Capitol. Originally, the dome was scheduled to receive a polyurethane finish; however, the State Preservation Board desired a coating that was less glossy and thus the specification was changed to a low-gloss epoxy.

Just below the dome, the cast-iron columns received a polyurethane coating intended to protect their substrate. In order to flatten the gloss of this finish, Tnemec mixed flint shot into the product. Although the final finish coating was a light pinkish color, the original dome was actually darker than the granite below. An important aspect of the coating system was that the Tnemec warranty would cover the coating formulation incorporating the flint shot.



Carolyn Peterson

RESOURCES

Geometric tile: Quarry Tile; **terrazzo:** Venice Art; **linoleum:** Forbo; **acoustical ceiling:** US Gypsum; **acoustical sealant:** Pecora; **downspout lining:** Insituform; **wood partition system:** Brochsteins; **paint:** Benjamin Moore; **paint coatings:** Tnemec; **hardware replications:** Cirecast; **signage:** Austin Architectural Graphics; **elevators:** Dover; **brass handrails:** Berger Iron Works; **lavatories and water closets:** American Standard; **toilet stalls:** Corian; **HVAC system:** Trane; **nylon carpet:** Merit; **wool carpet:** Hugh Mackay; **seating:** Hoover Brothers; **window shutter hinges and latches:** OMC Industries

Under Construction

Century-old architect-client conflicts

by Bill Green

Problems developed concerning virtually every phase of the endeavor. The lack of stable, long-term leadership in Texas for the project accounts for some of the controversy surrounding the Capitol project. The Texas Constitution of

continued on page 60

The land where granite eventually was quarried and used for the Texas Capitol with Slaughter Mountain rising in the distance

THE CONSTRUCTION of the Capitol cost more money, consumed more time, and sparked more controversy than any other building project in the Lone Star State during the 19th and early-20th centuries. Not surprisingly, at the time of its completion, many people considered the new statehouse the most beautiful building erected in Texas. It still attracts more visitors than any other edifice in the state, with the exception of the Alamo.

The state exchanged 3,050,000 acres of public land in the Texas Panhandle for a structure that cost its builders nearly \$3.75 million, a sum probably in excess of the actual value of the lands at that time. The Capitol lands covered an area nearly as large as Connecticut, more than twice the size of Delaware, and almost four times as large as Rhode Island. Today, the lands exchanged for the statehouse are worth more than a billion dollars. The entire project lasted almost ten years, including the surveying of the Capitol lands in 1879-1880, the Capitol design competition in 1881, and the actual construction work from 1882 until late 1888.



courtesy of Mona Berthelsen, Austin, State Preservation Board (25-2)

continued from page 59

1876 reserved three million acres of public land to pay for a new Capitol, but the next legislature failed to agree on how to utilize the land to secure a new statehouse. Legislation in 1879 provided for surveying the reservation and creating a Capitol Board consisting of the governor, treasurer, comptroller, attorney general, and commissioner of the general land office, to guide the entire Capitol project. The law also provided for a superintendent and two building commissioners.

To further complicate matters, state elections changed the makeup of the Capitol Board every four years during the project. So, from

1879 until 1888, a total of 21 persons served on the board, including three governors, a past governor, and a future governor. Only one person remained on the Capitol Board during its entire existence. All of the board members were Democrats, but they differed widely in philosophy, and rarely agreed on anything. In addition, none of the state officials knew much about construction, except the several building superintendents.

In a government building project of such magnitude, politics prevailed everywhere and naturally influenced the hiring and firing of the Capitol building commission. From 1880 until 1888, the Capitol had four superintendents, all of whom served less than 13 months except former Confederate brigadier general Reuben Lindsay Walker who watched over the

project from 1884 until its completion in 1888. The project had three building commissioners, only one of which served for the duration of the Capitol's construction.

The design competition in 1881 especially inspired much controversy. The inexperienced state officials began advertising the contest only

The resulting political differences from the Civil War help explain some of the Capitol controversy. All of the state officials involved were Southerners that supported the Democratic party, but the architect and the contractor were both "Yankees" and Republicans.

1 Hundreds of convicts labor at the granite quarry located nine miles from Austin in Oatmanville (now Oak Hill).

2 The cast-iron framing eventually begins to rise above the Capitol in 1886.



courtesy of Austin History Center, Austin Public Library (PICA 06359)

1



courtesy of Austin History Center, Austin Public Library (Caldwell Collection)

2

a few weeks before the deadline to submit the designs. Furthermore, the state offered a parsimonious reward of only \$1,700 for the winning entry of a structure to cost \$1,500,000. As a result, most of the best architects in Texas refused to enter the contest. In fact, the competition attracted only eleven entries by eight architects, four Texans and four from outside the state. Even then, only three or four sets of plans received much attention.

In the meantime, the members of the Capitol Board and building commission realized their inability to choose the best design and the potential political repercussion of choosing any of them. So, they sent to New York City for Napoleon LeBrun to choose the best entry, and agreed to pay him about twice the prize offered to the winning architect. Elijah E. Myers, a Detroit architect who designed the Michigan Capitol a decade earlier, won the Texas contest and agreed to provide complete plans for the Capitol for the bargain price of \$12,000.

The letting of the Capitol contract provoked additional problems. The seemingly generous proposition to trade three million acres of land for a new statehouse attracted only two bids, one from an Illinois contractor, the other from a Texan. The same group of Illinois capitalists backed both bids and probably believed that the Texas bidder would receive the contract, but allegedly bribed one of the Capitol commissioners to get the job.

Within a few weeks' time, four of the eight men involved in the bid purchased the interests

of the other four men. Then, the group handed the responsibility for building the Capitol to one of its partners, Abner Taylor, a Chicago contractor who had rebuilt much of the city after the Great Fire of 1871. Taylor sub-contracted the construction of the Capitol foundation to a 29-year-old German-American, Gustav Wilke, and subsequently gave him other contracts to complete the building.

Surviving bitterness from the Civil War, and the resulting political differences, and nativism common at the time everywhere, also help explain some of the Capitol controversy. All of the state officials involved in the construction project were born in the South or had lived in Texas for many years, and had supported the Democratic party. But the architect and contractor were “Yankees” and Republicans. In addition, sub-contractor Wilke and many of his laborers were foreign-born, brought from Chicago and other northern cities because of their construction experience.

Designing architect Myers particularly provoked many of the problems that developed during the building the Texas Capitol. By any standards, Myers was a temperamental person who did not get along well with people. Contemporary architects criticized him for charging too little for his services, and for arranging rebates from contractors. In addition, Myers often contracted himself, and much evidence exists that he sometimes lied to his clients. Probably in an effort to make up for charging less than other architects, Myers also took on more work than he could accomplish, causing him to fail to meet crucial deadlines.

Myers had supervised the construction of the Michigan Capitol in the early-1870s and probably believed that the state would hire him to su-

perintend the building of the Texas Capitol. Instead, in 1882 state officials hired a young Houston architect, allegedly for political reasons and against Myers's protestations. The new superintendent also received the responsibility of watching over construction of the Temporary Capitol made necessary by a fire that destroyed the old Capitol in late-1881. When the unfinished structure collapsed a few months later during a severe storm, the Capitol Board blamed the superintendent and fired him.

Myers then recommended hiring the superintendent who recently had supervised the construction of another Myers design, the courthouse at Denver. The board hired the man but accepted his resignation about a year later, after he and Myers quarreled over the Capitol plans. Finally, the Board hired Reuben Walker of Virginia. Problems already existed between Myers and Walker, possibly concerning the Richmond (Va.) City Hall, which Myers also designed. As time went on, more controversy developed.

In 1885, Myers won the competition to design the Colorado Capitol and designed a Capitol completed in 1886 for the Idaho Territory. By early 1886, Myers displayed much jealousy and hostility towards Wilke and Walker. Furthermore, probably because of obligating himself to do so much work, Myers refused to visit Texas to inspect the Capitol project and failed to provide detailed plans still needed for the construction of the Capitol. So, the board threatened to sue the architect, but still failing to get his attention, merely ignored Myers for the duration of the construction work and did not even invite him to the dedication of the building in 1888. Problems similar to those Texas experienced caused Colorado to fire Myers in 1886.

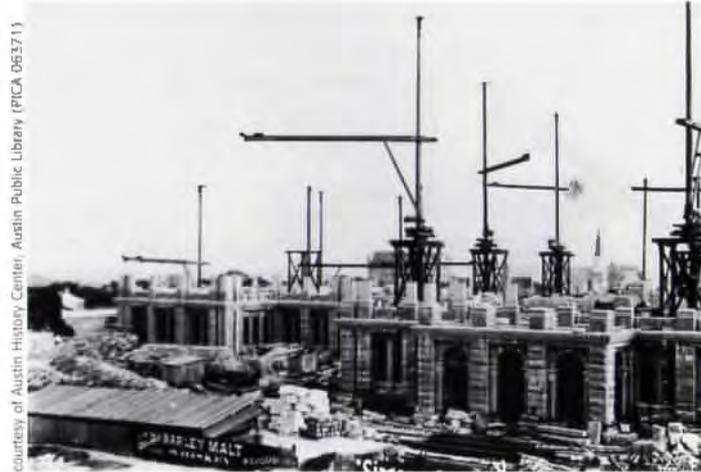
Bill Green is the former historian for the State Preservation Board and the curator of history for the Panhandle Plains Historical Museum in Canyon. He is currently writing a book on the Capitol construction to be released in early 1997.

3 Workers supervise the installation of solid granite columns hoisted into place using a system of derricks, booms, and poles.



Courtesy of Austin History Center, Austin Public Library (PICA 06560)

3



Courtesy of Austin History Center, Austin Public Library (PICA 06571)

4

4 Looking southeast from what would become the northeast entrance of the Capitol, the first floor takes shape.

An incident that supposedly took place during the construction of the Michigan Capitol in the early-1870s gives additional insight into Elijah Myers' personality. The Michigan governor asked Myers to alter the design of the governor's suite in the Capitol, but the architect refused. When the governor asked Myers if he knew who he was, Myers answered that he was the governor. When the chief executive asked why Myers refused to make the requested changes, the architect responded, "Sir, governors are made by the people, but architects are made by God Almighty."

Survey

HUD at Springview 62

URBAN DESIGN Kell Muñoz Wigodsky Architects of San Antonio has designed a master plan for San Antonio's Springview neighborhood.

Mirasol Revisited 63

URBAN DESIGN On San Antonio's west side, Davis•Durand•Hollis•Rupe and Fisher•Heck•Imbimbo Architects collaborate on a new design for the Mirasol public housing project.

Dallas Affordable 64

ARCHITECTURE Dallas architect Dennis Stacy stretches the construction dollar in two recent projects.

Design Winners Named 65

ARCHITECTURE Jurors select the 1995 Dallas AIA design award winners.

HUD at Springview

URBAN DESIGN Working with the San Antonio Housing Authority since the fall of 1993, Kell Muñoz Wigodsky Architects of San Antonio has designed a new mixed-use plan to replace the existing Springview public-housing project built in 1953. Named after the natural springs flowing into Salida Creek, Springview is located south of Commerce Street and east of St. Phillips College. Covering approximately 120 acres, the proposed redevelopment of the neighborhood is being funded by a \$48.6-million grant from the U.S. Department of Housing and Urban Development's Hope VI Program. Springview is one of five neighborhoods statewide selected to participate in the Hope VI program, which rewards local initiative and promises freedom from the traditional HUD guidelines and approval process.

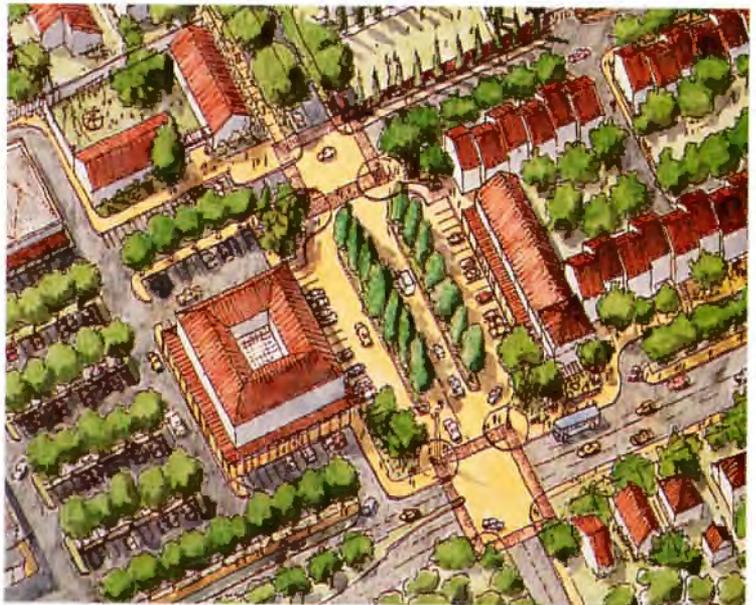
According to housing authority director Apolonio Flores, the grant process "gave us an opportunity to look at the whole plan. We will be able to do things we have always wanted to do, but did not have the opportunity." Because of the use limitations of the various HUD funds, as well as the amounts allocated to various programs, much of the recent housing authority effort had been directed to repairs in lieu of a more comprehensive approach.

The proposed new designs call for reducing the overall density of the neighborhood, which currently includes 421 units of public multi-family housing, private single-family homes, vacant lots, and the Our Lady of Victory Convent. The original scheme included small neighborhood-related convenience retail along Commerce Street, single-family homes along the creek and small multi-family parcels integrated into the overall design. A community garden and greenbelt provided a buffer along the MKT railroad right-of-way that borders the neighborhood on the east.

As modified by the housing authority, the design now employs the creek bed as a green

buffer between the single-family and multi-family development, and provides for more retail space along Commerce Street. New market-rate single-family housing will be built at Springview, with the goal of promoting a mixed-income environment. At least 100 single-family residences are targeted for the Family Self Sufficiency program, and will be designed to include current market features, avoiding the historical obsolescence of many public-housing projects. The authority proposes to construct the multi-family housing themselves.

Paired with the physical redevelopment of Springview, the authority intends to support the families residing at Springview by applying the Family Self Sufficiency program, entitled FSS, on a broader scale. The program focuses available social-support services and assists the residents during a limited five-year



period. This currently includes housing, academic and vocational classes, health care, day-care support, and other benefits. In return, and as a condition of living in the new facility, prospective residents would sign an agreement committing them to successfully complete the classes. The physical designs as well as their original configuration incorporating varied housing types were developed as a response to this approach. Housing authority residents over time "have become federal citizens, and not residents of the city of San Antonio. We have worked very hard to change that image," says director Flores. By

focusing on basic housing needs, and assisting other agencies in directing social services, the authority hopes to clarify its role and mission.

Other aspects of the proposed design in-

clude protecting single-family areas with deed restrictions, rehabilitating the convent for senior housing, rehabilitating existing homes in the neighborhood, and providing a number of

traffic and utility improvements to accommodate the new construction. A new senior housing project is planned on the site of the Our Lady of Victory convent, and includes rehabilitation of the original convent structure as part of the scheme.

Open spaces and proposed horticultural land would be owned and administered by a neighborhood association. The existing Springview Housing would be demolished, and current residents would be relocated until the completion of new construction. The project has been approved by HUD in its current configuration, funded, and is awaiting final administrative approvals. **VPH**

PROJECT *Springview Hope VI Master Plan*
CLIENT *San Antonio Housing Authority*
ARCHITECT *Kell Muñoz Wigodsky Architects, San Antonio*



THE SPRINGS AT SPRINGVIEW

2

1 Retail and service businesses are planned for the town center plaza at the entrance to Springview on East Commerce Street.

2 Single-family residences replace existing multi-family housing as proposed by Kell Muñoz Wigodsky of San Antonio.

Mirasol Revisited

URBAN DESIGN The Burseson-Las Palmas neighborhood on San Antonio's west side may soon be the site of a comprehensive redevelopment of the existing Mirasol public-housing project. The proposed scheme includes new streets and utilities, new residential and commercial devel-

opment, social service centers, and links with Our Lady of the Lake University. Homes has been designated to receive a \$48.3-million grant from the U.S. Department of Housing and Urban Development's Hope VI Program.

In the new designs "the focus will be on the children. In the past, the needs of children have not been adequately addressed. We have ignored them," says architect Greg Davis. Social initiatives, including expansion

of the authority's Family Support Services program, will be emphasized at Mirasol, and are being programmed for the new buildings. An expressed housing-authority goal for this project is to diffuse the concentration of public housing in the immediate neighborhood by providing new housing within the target area, as well as outside the immediate 42-acre site. Approximately 150 single-family homes will be built for housing-authority clients beyond the target area entirely in an effort to disperse the population further. Built in 1953, and housing nearly 500 families, the redesigned Mirasol will replace 16 one-story flats, 59 townhouse structures, and vacant lots with new single-family and townhouse construction for 365 families. The street design replaces a grid system, originally offset from the residential grid, with a loop system of streets, and adds a link to the Las Palmas neighborhood to the south. The proposed design also includes a number of public buildings adjacent to Our Lady of the Lake University, established in 1896. They include facilities for administration, health care, day care, and amenities for Burseson Elementary School, one of the Ingleside schools involved in recent litigation that resulted in the current state-wide property tax redistribution structure.

The housing authority is no stranger to real estate development, having acquired a number of failed or abandoned properties from the RTC in recent years. These properties have been rehabilitated through a variety of funding sources, and the authority is currently exploring public-private joint-venture opportunities.

The Mirasol project, and the Springview project located off East Commerce Street are two of five Texas projects designated by HUD in the spring of 1993. Also awarded were projects in Dallas, El Paso, and Houston. The Mirasol project is scheduled to be completed within five years. **VPH**

PROJECT *Mirasol Hope VI Master Plan*
CLIENT *San Antonio Housing Authority*
ARCHITECT *Davis•Durand•Hollis•Rupe, Fisher•Heck•Imbimbo Joint Venture Architects, San Antonio*



3

3 Common areas at Mirasol are arranged to enhance visual security.

4 New designs call for on-site administrative and service facilities at Mirasol.



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opment, social service centers, and links with Our Lady of the Lake University.

Davis•Durand•Hollis•Rupe Architects and Fisher•Heck•Imbimbo, Inc., Architects, both of San Antonio, have collaborated on the design of improvements to this neighborhood at the direction of the San Antonio Housing Authority. Located south of West Commerce Street and east of General McMullen Drive, Mirasol

of the authority's Family Support Services program, will be emphasized at Mirasol, and are being programmed for the new buildings.

An expressed housing-authority goal for this project is to diffuse the concentration of public housing in the immediate neighborhood by providing new housing within the target area, as well as outside the immediate 42-acre site. Approximately 150 single-family homes will be built for housing-authority clients beyond the target area entirely in an effort to disperse the population further.

Built in 1953, and housing nearly 500 families, the redesigned Mirasol will replace

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Affordable in Dallas

ARCHITECTURE Two recent projects by Stacy Architects of Dallas provide insights into the ever-present need to stretch residential construction dollars. While interest rates have recently made some homes affordable, the cost of construction materials, particularly dimension lumber, has kept the challenge in building on a budget. In the design for a new house on Lake Lewisville, architect Dennis Stacy chose to make a virtue of necessity by simplifying the overall geometry of the house, and using off-the-shelf materials as a part of his cost-saving strategy. In a neighborhood where projects were costing between \$90 and \$100 per square foot, this home was built for \$53 per square foot in 1994.

Reinforcing the straightforward plan, the roof design employs job-built trusses on a twelve-foot module, and uses solid tongue-and-groove decking. Emphasizing the volume of the simple shed, the structure remains exposed on the interior, as much a response to the owner's design aesthetic as to the budget. With horizontal wood siding providing a background for large panels of windows and sliding-glass doors, the overall composition is presented at a scale appropriate to its Lake Lewisville setting. The home includes a detached garage, and a separate deck and pool pavilion following the contour of the lake.

The remodeling of a residence in Dallas represents a similar effort to keep the construction costs down while achieving the owners' design goals. With a desire for a dramatic entrance and living area, the cost issues were a challenge from the beginning. The structural system became the finished ceiling system in this scheme as well, utilizing open-web joists with galvanized tube members and plywood decking.

"We typically suggest a restricted palette of finishes, usually finishing the exposed wood members with a natural oil finish, drywall painted white, and accents of galvanized metal, aluminum, and stainless steel," says architect Stacy. "The stair and its details were accomplished by using off-the-shelf sailboat and restaurant-shelving components, instead of going for 100 percent custom fabrication. We prefer simple forms for detailing as well as for developing the plan designs." The scope of this comprehensive remodeling included new mechanical systems, kitchen, floors, and interior finishes. It was built for approximately half the cost of building a new home, which reinforced the owners' desire to stay in the neighborhood. **VPH**



1



2

1 The stair of this Dallas residence includes off-the-shelf sailboat hardware

2 A simple geometry kept this Lake Lewisville home within the budget

RESOURCES

Trusses: Trus-Joist;
railing components: Hayn Yacht Hardware, Middletown, Cn; **light fixtures:** Lampas USA, Minneapolis; **low-voltage lighting:** Tech Lighting; **cabinet**

hardware: Hafele and Stanley, **split-faced masonry:** Featherlite; **stair treads:** Metro wire shelving, The Container Store; **stair rails:** custom fabrications.

PROJECTS Dallas and Lake Lewisville Residences
ARCHITECT Stacy Architects, Inc., Dallas
PHOTOGRAPHER Dennis Stacy

Design winners named

DALLAS Jurors for the 1995 Dallas AIA design-awards competition chose eight winners, including two honor-award winners, from among 64 projects entered. The jurors this year were James Ingo Freed, FAIA, of New



Craig Blackmon, AIA



2



James F. Wilson



Lionel Morrison



James F. Wilson

3

4

5



Craig Blackmon, AIA

6

1 Bethany Elementary School, Corgan Associates

3 Prince of Peace Catholic, Cunningham Architects

2 Pinnacle Club, Frank Welch & Associates

4 Kovach Residence, morrison seifert Architects

York; Mack Scogin of Atlanta; and Carlos Jimenez of Houston.

The two honor-award winners were Prince of Peace Catholic Community in Plano, designed by Cunningham Architects, and the Dallas Farmers Market Resource Center, designed by Corgan Associates Architects.

One project received a merit award: Bethany Elementary School in Plano by Corgan Associates. Five projects were presented with citation awards: the Wildwood Residence in Dallas by Oglesby-Greene; Parkwood Terrace, a renovation of a 1960s garden-apartment complex in



Craig Blackmon, AIA

7

Dallas, by Ron Wommack Architect; 2105 Commerce, the offices of F/M Associates, in Dallas by F/M Associates; the Kovach Residence in Dallas by morrison seifert architects; and the Pinnacle Club at Cedar Creek Lake by Frank Welch & Associates, Inc.

The jurors selected the original Dallas Trade Mart, built in 1960, as the winner of the chapter's 25-year award. The exterior and shell of the Trade Mart were designed by Harold A. Berry; the interiors were designed by Harwell Hamilton Harris.

Also conducted this spring was the Dallas AIA unbuilt-projects design competition,



8

5 Parkwood Terrace, Ron Wommack Architect

7 Farmers Market Resource Center, Corgan Associates

6 2105 Commerce, F/M Associates

8 Wildwood Residence, Oglesby-Greene

which was juried in New Orleans by a group of local architects: Errol Barron, FAIA; E. Eean McNaughton; and R. Allen Eskew.

The jurors selected four winners including one merit award, which went to Corporate Plaza San Agustin, designed by RTKL Associates for a site in Monterrey, Mexico. Three unbuilt projects received citation awards: a Fort Worth Residence by Richard B. Ferrier, FAIA; Xiamen, a mixed-use office, retail, and housing complex in China by F/M Associates; and the Animal Healthcare Facility at the Dallas Zoo by Oglesby-Greene. **SW**

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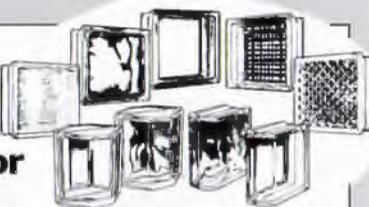
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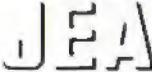
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Master of the Styles

WILEY GULICK CLARKSON, AIA, may not today have the same name recognition of Fort Worth's high profile historic firms such as Sanguinet, Staats, and Hedrick or Wyatt C. Hedrick, Inc., yet his firm was one of the largest in the city during the 1920s and 1930s, designing residences, public and private buildings, and schools. A native Texan born in 1885 in Corsicana, Clarkson spent two years at the University of Texas, then enrolled in Chicago's Armour Institute of Technology to study engineering. The Armour Institute and subsequent architectural training at the School of the Art Institute of Chicago exposed him to the concepts of the Ecole de Beaux-Arts. In 1908, Clarkson returned to his native Corsicana and set up private practice for four years, moving to Fort Worth in 1912 to open an office. An association with A.W. Gaines from 1919 to 1921 ended with Gaines' death, and Clarkson maintained a private practice from that time until his death in 1952. He was a charter member of both TSA and Fort Worth AIA, serving as TSA's president from 1942-43, and as president of FWAIA in 1948.

Clarkson's forte was period revival design: examples of his classical, gothic, Italianate, and beaux arts-influenced mansions grace Fort Worth's Rivercrest and Ryan Place neighborhoods. Elizabeth Boulevard boasts some of Clarkson's finest residences, including the Ryan-Smith House, an early Italianate Fort Worth commission (1915) and the Mediterranean style Fuller-Snyder House (1924). Clarkson's own resi-

dence on Ryan Place Drive, a circa 1928 Tudor revival inspiration, features a large stepped stairwell window and diaper-patterned brick walls.

Although Clarkson's preferred idiom was period revival, he also contributed some of Fort Worth's most memorable art deco buildings to the city's skyline. Among Clarkson's forays into deco design is the spectacular 1930 Sinclair Building sited on the corner of 5th and Main Streets, a superb example of zig-zag moderne architecture. Clarkson liberally employed a Mayan-derived ziggurat motif throughout the building, and eagle sculptures perch atop the 14th floor. The 1989 renovation and restoration of this downtown jewel by the Reaut Corporation was one of the last completed projects of the late Ward Bogard, FAIA. The monumental Masonic Temple (1931) is a recorded Texas Historic Landmark, and is dramatically sited on a hill west of 1100 Henderson Street. According to Fort Worth historian Carol Roark, Clarkson's initial proposal for period revival ornamentation was scrapped by a substantial budget reduction, resulting in the more spartan decoration of the classical moderne style, which emphasizes the elemental forms of the building's block-

1 The 1930 Sinclair Building (center) in downtown Fort Worth

2 The 1924 Fuller-Snyder House on Elizabeth Boulevard

like massing. Crowned by a grandiose Ionic peristyle, the restrained moderne exterior unexpectedly contains a Gothic-inspired lodge room and a band room decorated with Egyptian motifs. Historian Judith Cohen contends that the Sinclair Building and the Masonic Temple were affected by modern influences Clarkson absorbed on trips he made during the late 1920s.

The United States Courthouse (1933), at Tenth and Lamar, is Fort Worth's moderne palace of justice, and was designed by Paul Philippe Cret of Philadelphia in association with Clarkson. The facade's sophisticated blending of classical moderne and beaux arts elements is punctuated by elegant vertical fenestration detailed with Indian motifs.

The revitalization of Fort Worth's Fairmount Southside historic district may help save one of Clarkson's commercial buildings on the corner of Magnolia and south Henderson. The Mehl Building (1916) has a distinctive entrance which bears the inscription "Numismatic Co. of Texas"—its original owner was a coin dealer and its facade is adorned with plaques of early American coins. The vacant building was recently identified as a "highly significant endangered property," a category that is included in the city's newly-revised historic preservation ordinance.

Barbara Koerble

Barbara Koerble is a Texas Architect contributing editor. Her sources for this essay included publications by Carol Roark and Judith Cohen. Roark's Fort Worth's Legendary Landmarks will be published in October 1995 by TCU Press.



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