

TEXAS HISTORICAL COMMISSION

real places telling real stories

October 10, 2017

The Honorable Kenneth Liggett
County of Clay
214 N. Main Street
Henrietta, TX 76365

Dear Judge Liggett,

We are delighted to announce the availability of grant application materials for our upcoming Round X Texas Historic Courthouse Preservation Program grant cycle. The 85th Texas Legislature allocated just over \$20 million for the Texas Historic Courthouse Preservation Program (THCPP) for the 2018-19 biennium.

Round X funding offers an opportunity for more participants to restore the historic integrity of these cherished symbols of local government while upgrading the buildings to meet modern requirements. The program may award construction grants for full restoration and rehabilitation, planning grants for developing architectural construction documents, and emergency grants to address critical needs that endanger the building or its occupants. The minimum local match requirement is 15 percent for full construction grants, and a 50 percent match for planning and emergency grants which are both capped at \$450,000. Candidates should prepare and/or update their plans and budgets for approval by January 2018. Grant applications are due February 5, 2018 and awards will be announced following the agency's April 2018 quarterly meeting.

Since its inception in 1999, the nationally recognized program has funded the full restoration of 67 historic county courthouses and assisted 26 additional applicants with emergency or planning projects. In partnership with program participants, the state has contributed more than \$270 million and local governments have contributed nearly \$225 million toward courthouse preservation. In addition to providing safe and functional buildings, revitalization of these landmarks benefits local and state economies, generating investment in the area's construction industry, reinvigorating downtowns, and promoting heritage tourism.

The Round X Grant Application Guide, and Grant Application Procedures and Forms are now available on our website at www.thc.state.tx.us/thcpp. Beginning November 1, webinars will be available on the Round X application process including guidance on eligibility requirements, the preservation master plan, application scoring and preparing a grant application. Finally, please consider attending the THC's 2nd Annual Real Places Conference in Austin on January 10-12, 2018 to connect with us and discuss your application.

We thank those of you who have participated in and/or supported the efforts of the Texas Historic Courthouse Preservation Program. Your involvement demonstrates the value you and your citizens place on saving these important community icons. Contact the THC's Division of Architecture at 512-463-6094 for more information regarding preservation of your courthouse or an application for the upcoming grant cycle.

Sincerely,



Sharon Fleming, AIA, DSHPO
Director, Texas Historic Courthouse Preservation Program



Kenneth Liggett

From: James Malanaphy <James.Malanaphy@thc.texas.gov>
Sent: Monday, October 30, 2017 3:40 PM
To: Judge Kenneth Liggett (ccjudge@claycountytexas.com)
Cc: Sharon Fleming; Susan Gammage
Subject: Clay County Courthouse - Texas Historic Courthouse Preservation Program Grant Application Guidance

Good afternoon Judge Liggett,

Thanks for meeting with me last week to discuss the poor condition of the courthouse roof and the damage it is causing to the courthouse interior. I hope the information below helps answer the questions you asked me to follow up on. Here are links to information on the Round X Texas Historic Courthouse Preservation Program Grant cycle that should provide more information.

Texas Historic Courthouse Preservation Program Grant Application Guide.

http://www.thc.texas.gov/public/upload/forms/thcpp_courthouse_grant_application_guide_2017.pdf

Texas Historic Courthouse Preservation Program Grant Application Procedures and Materials.

http://www.thc.texas.gov/public/upload/forms/thcpp_grant_application_procedures_materials_2017.pdf

Here is information regarding your questions about maximum grant awards and minimum required matches from the counties.

CONSTRUCTION GRANTS, GRANTS TO FUND CONSTRUCTION WORK: Typically a Full Restoration of the Interior and Exterior Construction grants are awarded for the full restoration of a courthouse to a particular historic period while rehabilitating and upgrading the building to current codes and functional requirements. The construction grants have a **\$6MIL** cap. The minimum match required from the county is **15%**.

PLANNING GRANTS, GRANTS TO FUND THE PRODUCTION OF CONSTRUCTION BID DOCUMENTS Planning grants are awarded for the production of 95% complete architectural plans and specifications which are used as "blueprints" for a future construction project. Planning grants typically precede a construction project. The planning grants have a **\$450K** cap. The minimum match required from the county is **50%**.

EMERGENCY GRANTS, GRANTS TO FUND CRITICAL NEED Emergency grants are awarded to address critical issues endangering the courthouse or its occupants. These grants are awarded on the basis of need and program funding availability. The emergency grants have a **\$450K** cap. The minimum match required from the county is **50%**.

Sharon was out sick Friday and today, but I did get a chance to briefly discuss Clay County's desire to apply for an emergency grant to reroof the existing dome.

The emergency grant application will have a better chance of being successful if the emergency grant application requested funding for the full restoration of the courthouse roof including reconstruction of the clock tower to its 1885 appearance. Like you pointed out, reroofing the existing dome would be work that would have to be undone when the time came that the county could afford to fully restore the courthouse to its 1885 exterior.

The Texas Historical Commission's desired outcomes for the Clay County Courthouse would be to have the courthouse exterior, roof and clock tower restored to its 1885 appearance. The county would have a better chance of being successful if you applied either:

1) for a planning grant to prepare construction documents for a total courthouse restoration.

- 2) for a construction grant that includes the preparation of construction documents for a total courthouse restoration and reconstruction of the clock tower to its 1885 appearance.
- 3) for an emergency grant that includes the preparation of construction documents for a restoration of the roof and reconstruction of the clock tower to its 1885 appearance.
- 4) or all of the above.

The county can always refuse the grant if it turns out the county can't support the project financially.

Clay County Courthouse's twin is the Red River County courthouse. Red River County Courthouse's historic preservation Master Plan estimated the restoration of the courthouse roof and reconstruction of the clock tower at \$260,000, and Clay County Courthouse's historic preservation Master Plan estimated the restoration of the courthouse roof and reconstruction of the clock tower at \$360,000. Both master plans were drafted by different architects at nearly the same time. The scope of work for each reconstruction was virtually the same. I reviewed the Contractor's final application for payment in the Red River County Courthouse Restoration Completion Report. It looks like the Red River County Courthouse roof restoration and clock tower reconstruction cost approximately \$299,000 – a figure somewhere in between the preliminary cost two estimates. The Red River County Courthouse Restoration was completed in 2004.

Of course, Clay County could choose to restore the courthouse to its 1922 appearance, as approved in the Clay County Courthouse's historic preservation Master Plan. However, this is a once in a lifetime opportunity for the county to restore the courthouse.

If you are interested in applying for a grant, at the very least I recommend that the Cost Estimate in the Master Plan be updated to reflect the existing scope of work scenarios presented in the current master plan with the projected costs escalated to 2018 or 2019.

Please don't hesitate to contact me. I will be glad to help you pursue any of these options.

James

James J. Malanaphy, AIA
Project Reviewer
Architecture Division &
Texas Historical Courthouse Preservation Program
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
(512) 475-3285 Desk
(651) 367-9001 Cell
www.thc.texas.gov

