

## Joule Hotel



The Joule Hotel is a luxury boutique hotel located in the heart of downtown Dallas on Main Street. The hotel is a conversion of the historic 16 –story Dallas National Bank Building combined with a new adjacent 10–story building addition. The gothic styled high rise is the signature building, which houses the majority of the 130 guest rooms and a luxury penthouse with roof gardens. The hotel also features a ballroom, meeting spaces, a five star restaurant and a cellar bar. Working with Tihany Design of New York City for the interior design, ARCHITEXAS was able to convert the historic building to the new uses while maintaining the preservation standards required for a certified rehabilitation tax credit. The historic façade was completely restored, reconstructing many missing original elements.

ARCHITEXAS also assisted the owner in receiving \$8.9 million in tax increment finance funding. In addition, ARCHITEXAS guided the client with the approvals through the complex city regulatory process including zoning, historic landmark approval, private license and abandonments, and the build permit process.

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### Location

Dallas, Texas

### Project Duration

2003 – 2007

### Cost of Construction

\$42 million

### Square Footage

149,000 square feet

### Scope of Services

Architect of Record  
Architectural  
Rehabilitation Tax Credit Consulting  
Programming  
Tax Increment Finance District Funding  
Local Historic Preservation Incentives  
Certified Rehabilitation Tax Credit Consulting  
Exterior Restoration  
Adaptive Use  
New Addition  
Multi-phased Construction  
Master Planning

### Awards and Publications

Juror Choice Award, AIA Design Awards  
Historic Rehabilitation Award, Preservation Texas  
Best of Award for Best Renovation/Restoration Project, Texas Construction  
“Renewal of a Jewel”, Texas Architect