

## Tower Petroleum Building



The Tower Petroleum Building, designed by Mark Lemmon, is the finest intact example of Art Deco architecture in downtown Dallas. ARCHITEXAS provided master planning and pre-design services for a new development that is to feature the historic tower as a luxury hotel and spa. A new complimentary high-rise condominium tower will be constructed adjacent to the historic tower and will share its amenities. The new high rise condominium will be designed by Michael Graves. Both buildings are located in the Harwood Street Historic District and tax credits are sought for the historic building. ARCHITEXAS assisted the developer in securing \$12 million in TIF funding.

### Location

Dallas, Texas

### Project Duration

2005 - 2006

### Proposed Cost of Construction

Tower Petroleum/Hotel \$80 million

New construction \$116 million

### Square Footage

Tower Petroleum/Hotel 118,428 sf

### Scope of Services

Master Planning

Feasibility Study

Adaptive Use Design

Existing Conditions Analysis

Probable Construction Cost Estimating

Certified Rehabilitation Tax Credit Consulting

Regulatory Approvals for Local Tax Incentives

Assistance with Tax Increment Finance Funding