

# Star of Texas



**2025 AWARD**

presented to

**PHOENIX I RESTORATION  
AND CONSTRUCTION, LTD.**



**FRIDAY, APRIL 25, 2025**

Bullock Texas State History  
Museum | Austin, TX



**DEAR FRIENDS:**

Welcome to the Texas Historical Foundation’s 2025 Star of Texas Event! Tonight, we recognize the significant contributions of Dale Sellers and Phoenix 1 Restoration and Construction to preserving historic structures across the Lone Star State.

Dale Sellers started the company in 1999 based on his passion for preserving the places that tell the story of Texas. It is now the premier historic preservation construction company in Texas. With their breadth of work and their devotion to high-quality preservation projects, they have left an indelible mark on historic sites across the state. We are gathered here tonight to recognize that work and hear more about its impact on Texas.

Thank you to all the sponsors of tonight’s celebration, because without your generous support this event would not be possible. To the Texas Historical Foundation directors and the Texas Historical Foundation staff, thank you for all your hard work to make this a memorable evening.

We hope you enjoy tonight’s event as much as we have enjoyed hosting it. It is truly an honor to celebrate the incredible work of Dale Sellers and Phoenix 1 Restoration and Construction and all they have done for Texas.

**BRIAN COSTANZA**

Board Chair, Texas Historical Foundation

**FRED BANGS**

Star of Texas Event Chair, Texas Historical Foundation





# Star of Texas

## 2025 AWARD PRESENTATION

### WELCOME & DINNER

### FILM CELEBRATION OF DALE SELLERS & PHOENIX 1 RESTORATION AND CONSTRUCTION

### STAR OF TEXAS AWARD PRESENTATION

### CLOSING REMARKS

#### EVENT COMMITTEE

Fred Bangs - Chair  
Shannon Wilson Callewart  
Brian Costanza  
Jeff Graham

## Understanding WHAT WE DO

Since 1954, the mission of the Texas Historical Foundation has been to preserve Texas history. Through millions of dollars in private funding, the Foundation has helped save irreplaceable relics of Texas history that might have been lost otherwise.

The Foundation board administers eleven endowments that provide grant funding across Texas to help communities and organizations of all sizes with projects in wide-ranging areas of interest. Recent grants include:

**HISTORIC ARCHITECTURE** The Friends of Wheelock School House received \$100,000 for the preservation of the 1908 Wheelock School House used for community activities. The grassroots organization will use the funds to complete the exterior restoration of the former wood frame school and beloved landmark in the small rural community.

**ARCHIVES/MUSEUMS** Sam Houston State University in Huntsville will use its grant to incorporate large objects from the Sam Houston Memorial Museum and the Republic of Texas Presidential Library collections into an expansive digital archive, freely accessible to the public, other institutions, and researchers.

**RURAL PRESERVATION** Vision Historic Preservation Foundation in Rockdale will use grant funds to create physical and digital exhibits on Rockdale's history for walking tours, part of the city's Sesquicentennial event hosted by Vision Historic Preservation Foundation.

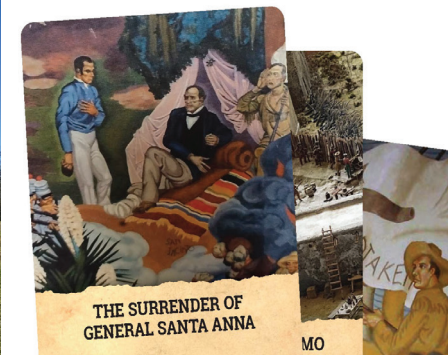
**HISTORY EDUCATION** The Dallas Historical Society received funding for the creation of a card game to engage students and visitors to the Hall of State at Fair Park to learn more about the history of the Republic of Texas. The cards will use images from their collections and be distributed at no cost to educators as a classroom tool.

**ARCHEOLOGY** A grant helped support a documentary film focusing on the story of the Gault Archeological site in central Texas. Research and artifacts discovered there have radically changed the most widely accepted theories regarding the peopling of the Americas with deposits over 14,000 years old and more than 2.6 million artifacts uncovered.

**ARTS** Rancho Alegre in Austin received a grant to digitize and make public hundreds of hours of oral histories with Tejano and Conjunto musicians in Texas. Their collection of oral histories of the independent music movement will be available at no cost via their website, radio program, and podcast, as well as compiled in a forthcoming book.



Wheelock Schoolhouse



Dallas Historical Society



Gault Archeological Site

# 2025 *Star of Texas* AWARD

The Texas Historical Foundation *Star of Texas Award* honors individuals or businesses for their exceptional contributions towards preserving the Lone Star State's history and inspiring its future.

This prestigious award is being presented to [Phoenix 1 Restoration and Construction Ltd.](#), an iconic Texas company with an important contribution to preserving important historic places across Texas.



Phoenix 1 Restoration and Construction Ltd. was started by Dale Sellers in 1999 based on his passion for preserving the places that tell the story of Texas. He has built a highly specialized team of craftspeople that allows Phoenix 1 to work on the most complex preservation projects and buildings of all types, sizes, and ages.

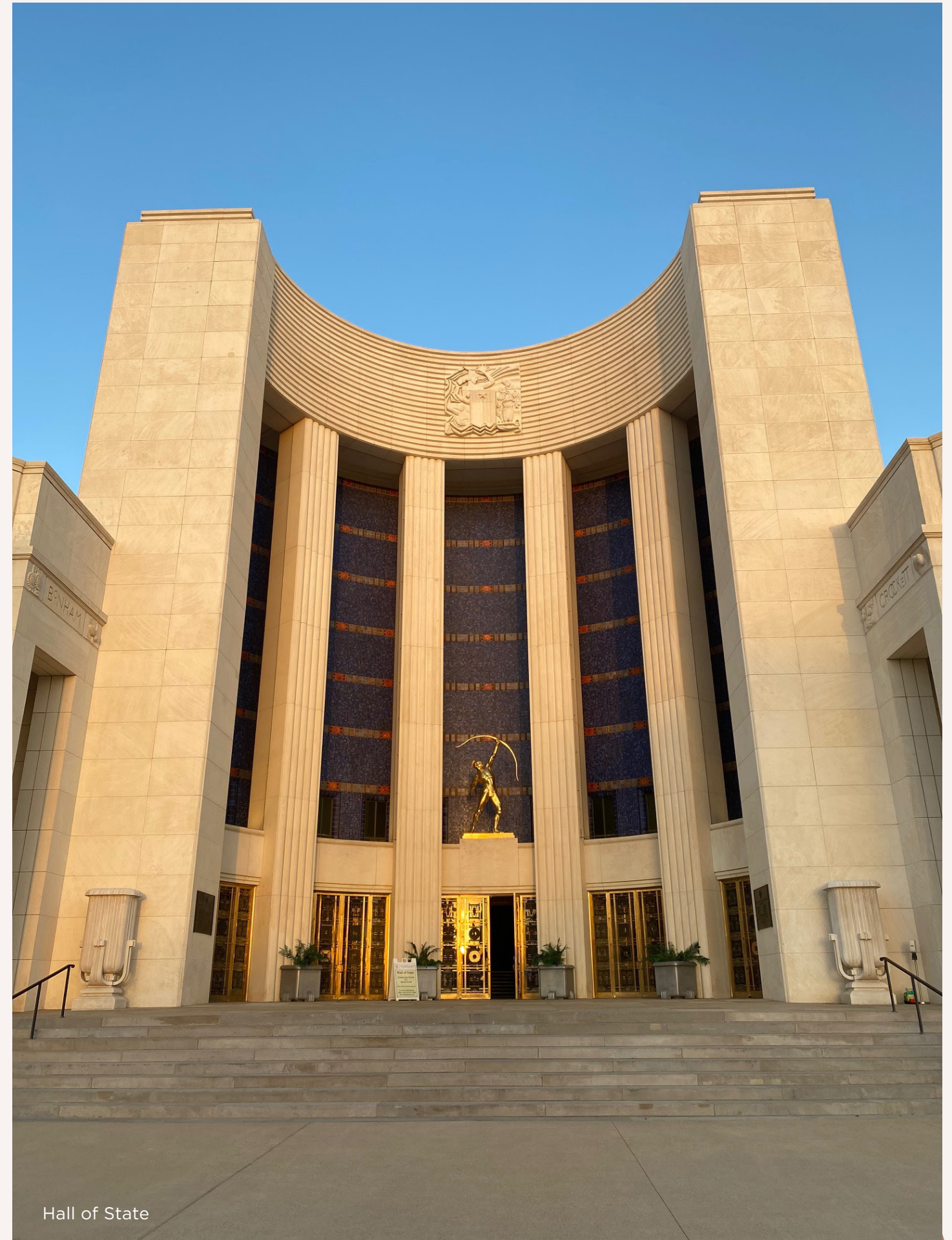
The first project for Phoenix 1 was the restoration of the John F. Kennedy Memorial in Dallas. That led to their first courthouse restoration project – the Shackelford County Courthouse in Albany. Since then, they have completed 32 courthouse preservation projects. Phoenix 1 restored all 788 windows at the State Capitol and is now working on replacing the entire copper roof. They have worked on numerous buildings at Fair Park in Dallas, including extensive restoration of the Hall of State. Other projects include the restoration of the 1830 French Legation site in Austin, the 1847 Sharrock Niblo Cabin in Dallas, Opal Lawrence Homestead buildings in Mesquite, the Sam Rayburn House Museum in Bonham, Halbouty Lecture Hall at Texas A&M, the Saigling House in Plano, and many more. To date, they have completed 500 preservation projects in Texas.

Phoenix 1 and Dale Sellers have left an indelible mark on historic sites in Texas with their breadth of work and their devotion to high-quality preservation projects.

*Proceeds from the THF Star of Texas event benefit THF's work to preserve the rich and diverse history of the state.*



Dale Sellers



Hall of State

Congratulations to Dale Sellers and Phoenix 1 Restoration and Construction for receiving the 2025 Star of Texas award. We thank you for your dedication to preserving the historic places of Texas for future generations to enjoy.

THE LEWIS AND DILWORTH FAMILY FUND



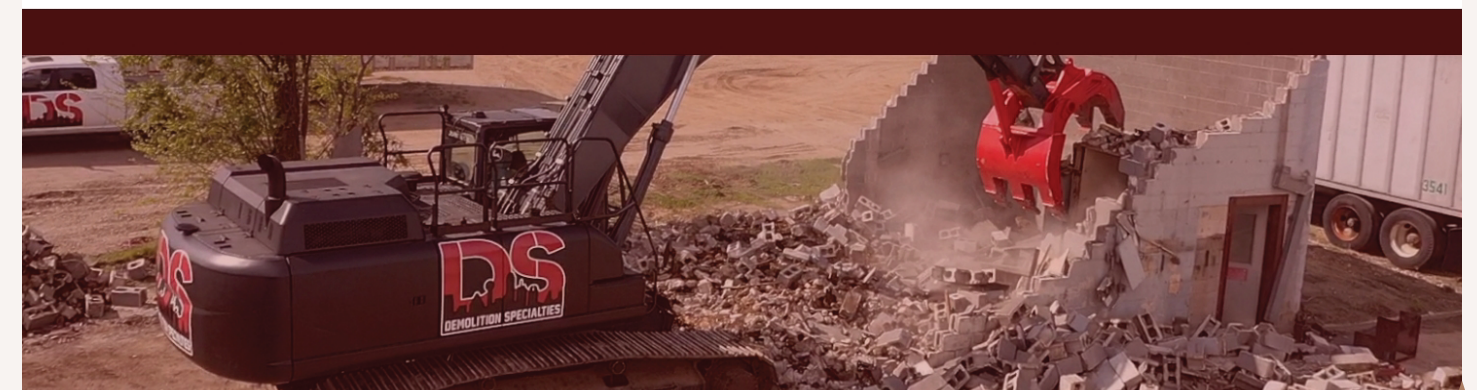
# CONGRATULATIONS


TO DALE SELLERS ON RECEIVING THE 2025 STAR OF TEXAS  
AWARD FROM THE TEXAS HISTORICAL FOUNDATION

**Your dedication to restoring and preserving Texas' historic landmarks** ensures that the past remains a vibrant part of our future.

**We are proud to have worked alongside Phoenix 1 Restoration and Construction, Ltd.** on projects such as the Gibson Grant House, Thistle Hill Mansion, Allen Heritage House, Dream Center in Dallas, and Bonham County Courthouse.

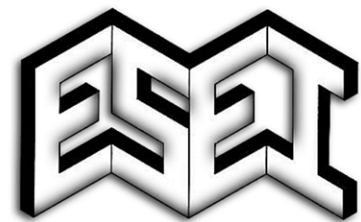
It is an **honor to collaborate with you in preserving Texas history.** We celebrate this well-earned recognition and look forward to many more projects together!



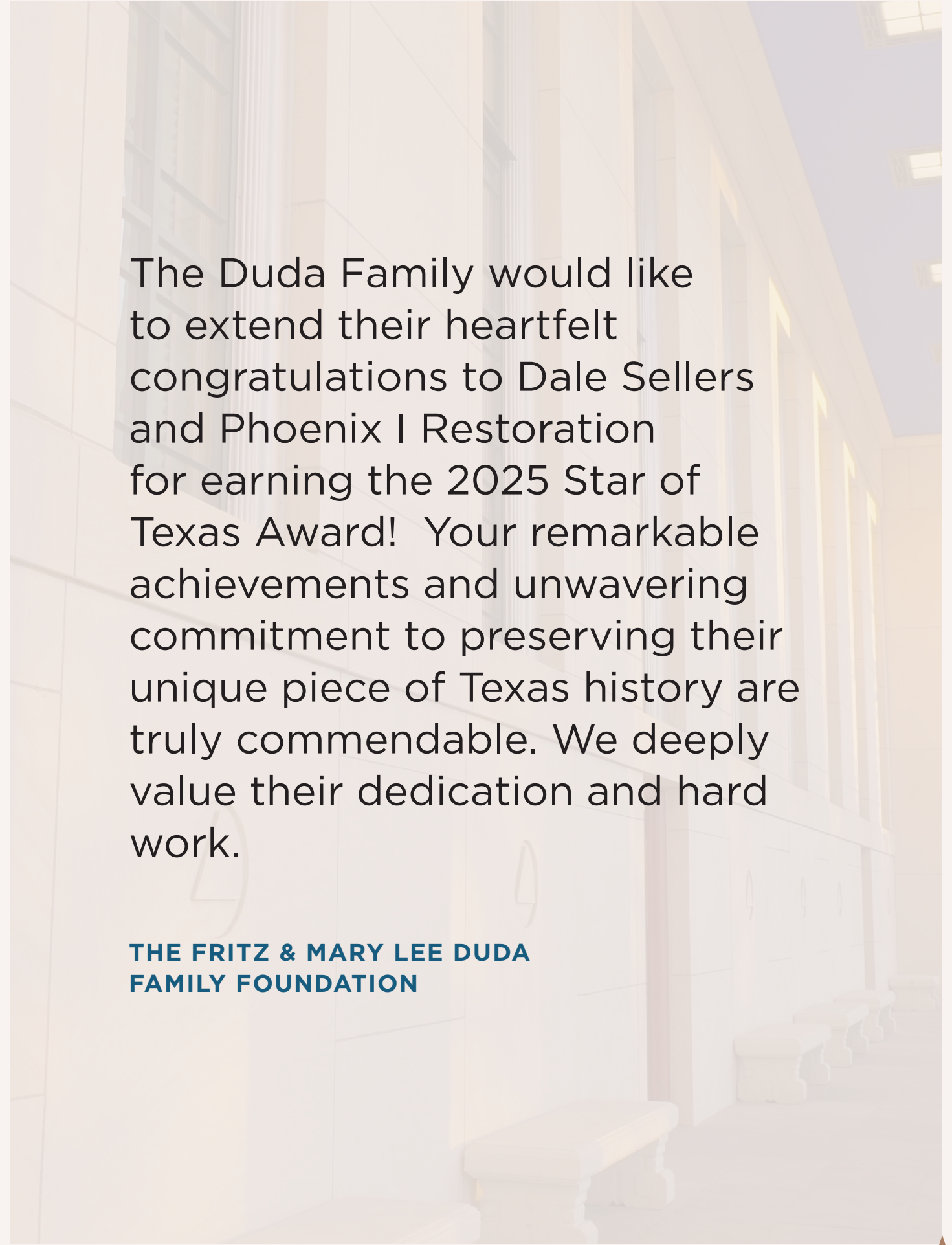


Congratulations Dale Sellers  
and Phoenix 1 Restoration and  
Construction on receiving the  
Star of Texas Award.

**ECOSYSTEMS ENVIRONMENTAL, INC.**



**ESEI.NET**



The Duda Family would like  
to extend their heartfelt  
congratulations to Dale Sellers  
and Phoenix 1 Restoration  
for earning the 2025 Star of  
Texas Award! Your remarkable  
achievements and unwavering  
commitment to preserving their  
unique piece of Texas history are  
truly commendable. We deeply  
value their dedication and hard  
work.

**THE FRITZ & MARY LEE DUDA  
FAMILY FOUNDATION**

Congratulations to Dale Sellers and Phoenix 1 Restoration on this well-deserved recognition by the Texas Historic Foundation. Your decades of dedication, craftsmanship, and leadership have left an enduring mark on Texas' architectural heritage. Through tireless work and unwavering commitment to excellence, you have preserved the stories, character, and beauty of historic places for generations to come.

We celebrate your legacy and the countless communities and landmarks across the state that stand stronger today because of your vision.

*Congratulations on being a true Star of Texas.*

**BRIAN COSTANZA, CHAIRMAN, TEXAS HISTORICAL FOUNDATION**



JFK Memorial



**Congratulations,  
Dale and the Phoenix 1 team!**

**We are thankful for 18 years  
of excellence in preserving  
Texas' heritage together.**



[www.treanor.design](http://www.treanor.design)

## *Congratulations*

We are honored to not only be associated with the company, Phoenix 1 but also with the legend, Dale Sellers, with whom we have completed several projects with over the years.

Success in preserving our historic buildings is not an easy task. There's a reason Phoenix 1 stands out among the rest when it comes to entrusting a group to restore buildings into their next chapter of Texas history. Working alongside Dale and his company allows us to be a part of that history and work with a company that shares the same pride and integrity we do within our own work.

What began as a modest renovation of their offices in 2013 developed into a fortuitous working relationship over the next decade. Our Phoenix 1 projects have continuously been some of our most interesting, albeit challenging, projects to date. To name a few; The Navarro County Courthouse, Saigling House, Dallas City News Studio at Dallas' Fair Park, Halbouty Lecture Hall at Texas A&M, in addition to many renovations at the Morton H. Meyerson Symphony Center in Dallas.

*Sincerely,*

Neuco & Associates, Inc.

*W. D. Neu*  
President, Billy Neu

*M. Tracy Patton*  
Vice President, Tracy Patton

*Gene Dittmer*  
Vice President, Gene Dittmer

*Becca Neu*  
Vice President, Becca Neu



**Congratulations**  
to the Star of Texas 2025  
Award recipients

**DALE SELLERS and  
PHOENIX 1 RESTORATION  
AND CONSTRUCTION**



Having collaborated on over 90 historic preservation projects with Phoenix 1 over the past 25+ years, we are proud to congratulate you on this well-deserved award!



**CONGRATULATIONS TO  
DALE AND THE ENTIRE  
PHOENIX 1 TEAM!**

**WE COULDN'T BE MORE EXCITED  
FOR YOU, AND WE WISH YOU ALL THE  
BEST IN YOUR FUTURE ENDEAVORS.**

THE RENAISSANCE TEAM



**RENAISSANCE**

HISTORIC EXTERIORS

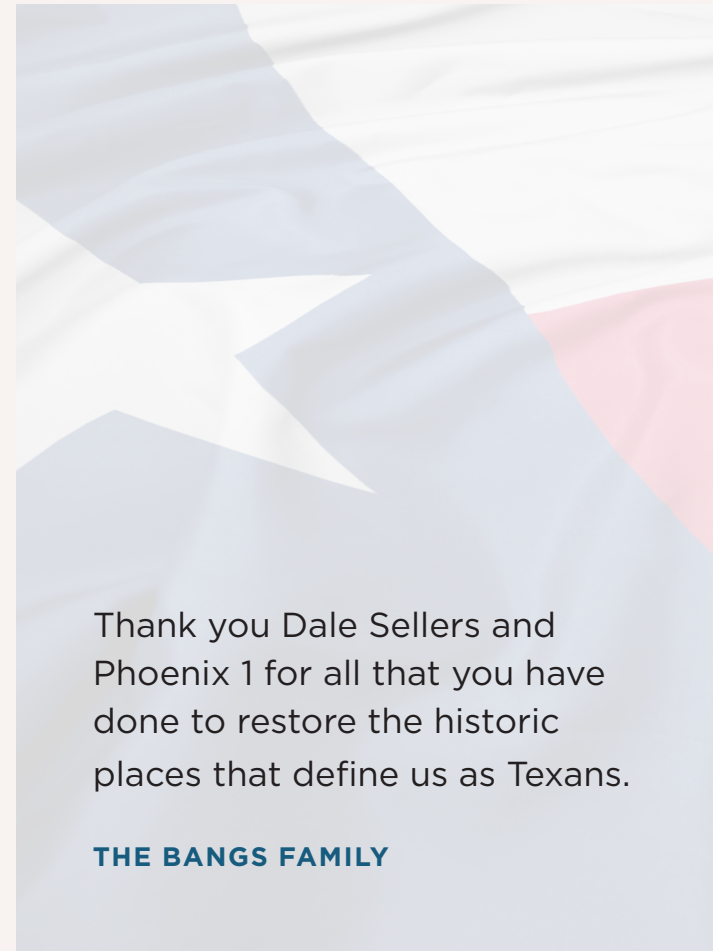
**DALLAS  
HISTORICAL  
SOCIETY**



CONGRATULATIONS TO  
**DALE SELLERS  
& PHOENIX I RESTORATION**

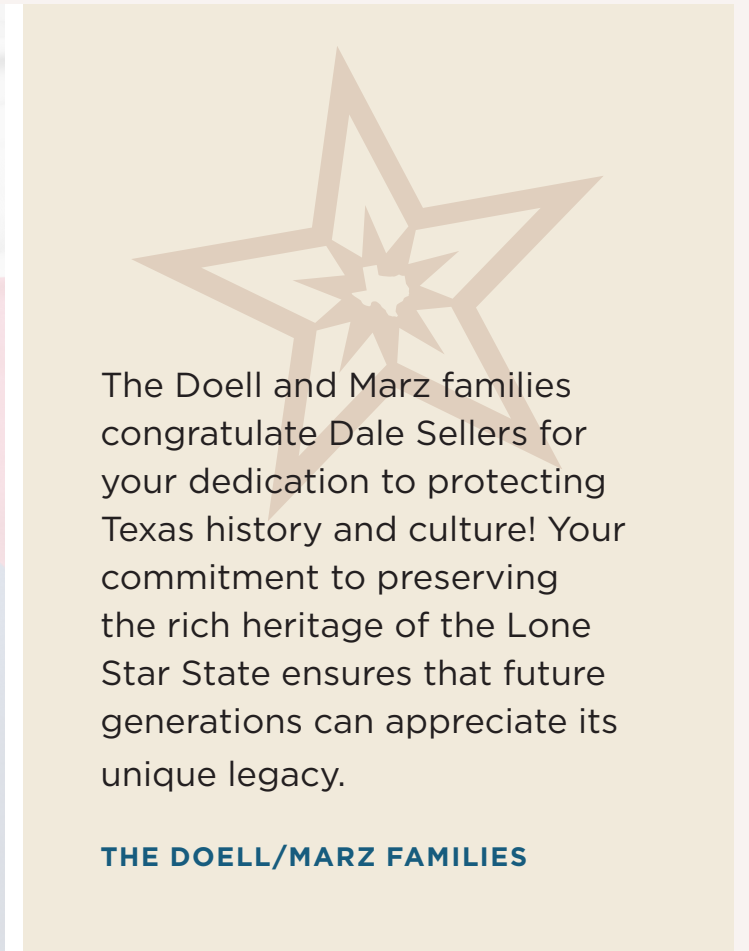
FOR EARNING THE  
TEXAS HISTORICAL FOUNDATION'S  
**2025 STAR OF TEXAS AWARD**

THE DALLAS HISTORICAL SOCIETY WOULD ALSO LIKE TO THANK DALE AND HIS TEAM FOR RESTORING THE ICONIC HALL OF STATE BUILDING TO ITS 1936 GLORY ... *TWICE(!)*



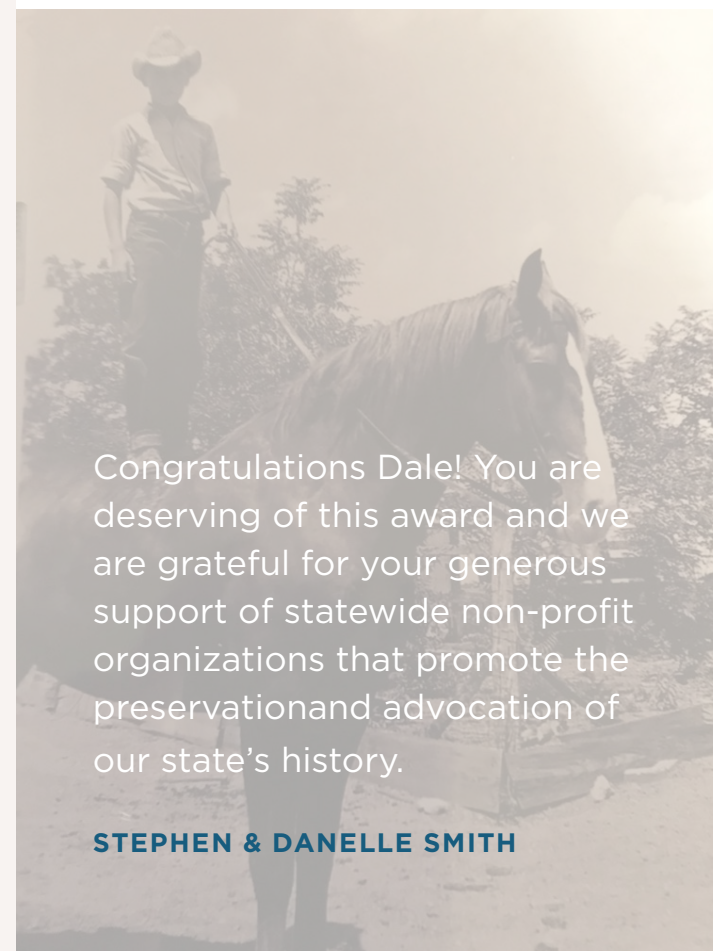
Thank you Dale Sellers and Phoenix 1 for all that you have done to restore the historic places that define us as Texans.

**THE BANGS FAMILY**



The Doell and Marz families congratulate Dale Sellers for your dedication to protecting Texas history and culture! Your commitment to preserving the rich heritage of the Lone Star State ensures that future generations can appreciate its unique legacy.

**THE DOELL/MARZ FAMILIES**



Congratulations Dale! You are deserving of this award and we are grateful for your generous support of statewide non-profit organizations that promote the preservation and advocacy of our state's history.

**STEPHEN & DANELLE SMITH**



Navarro County Courthouse





# TEXAS HISTORICAL FOUNDATION BOARD OF DIRECTORS

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Wiley McIlwain, Riviera	

# 2025 *Star of Texas* ACKNOWLEDGEMENTS

## PHOENIX 1 RESTORATION AND CONSTRUCTION

DeDee Bellomy  
Kyle Moncrief

## GRAPHIC DESIGN

Maggie Kennedy,  
[copyplusdesign.com](http://copyplusdesign.com)

## PRINTING

Digital 3 Printing

## PHOTOGRAPHER

Walter Pieringer

## AUDIO/VISUAL

Spacecraft Entertainment

## MUSIC

Owens Brothers

## FOOD

Rosemary's Catering

## CENTERPIECES

Verbena Floral Design

## HONOR GUARD

TBD

## BULLOCK MUSEUM

William Epperson  
Sarah Harper

## STAR OF TEXAS FILM

Mark Birnbaum Productions

## INTERVIEWS

- Dale Sellers
- Regina Chellew  
Phoenix 1
- Kyle Moncrief  
Phoenix 1
- Travis Sellers  
Phoenix 1
- Karl Chiao  
Dallas Historical Society
- Veletta Lill  
Fair Park First
- Steve Lucy  
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- Michael van Enter  
van Enter Studio
- Anjali Kaul Zutshi  
Friends of the Texas Historical  
Commission



State Capitol Roof



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Costanza Family

## TEXAS DEFENDER



Bangs  
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Doell and  
Marz Families

Stephen and Danelle Smith