

TEXAS HISTORICAL COMMISSION

March 8, 2011

Texas Main Street Center Design Report

Re: Sweetwater, 115 South Elm/115 South Walnut, Denton

City: Denton, Texas

By: Howard Langner Main Street Staff

This rendering is offered as part of the Design Assistance Program available through the Texas Main Street Office and may not be used for regulatory approval, permit, or construction. The Texas Main Street Office and its staff professionals do not provide building code review, hazardous material inspections, structural engineering, or any other service that is not specifically listed on the Texas Main Street Design Assistance Program Form. Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components of the building, including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

Existing Conditions and Design Request:

On January 31, 2011, Julie Glover, Denton Main Street Director, contacted the Texas Main Street Center to request design assistance for Sweetwater on South Elm/Walnut. The owner is interested in making the entrance to rear portion of Sweetwater more attractive and possibly improving the appearance of the remainder of the facility.

This is the existing appearance of the building.



Analysis of the building:

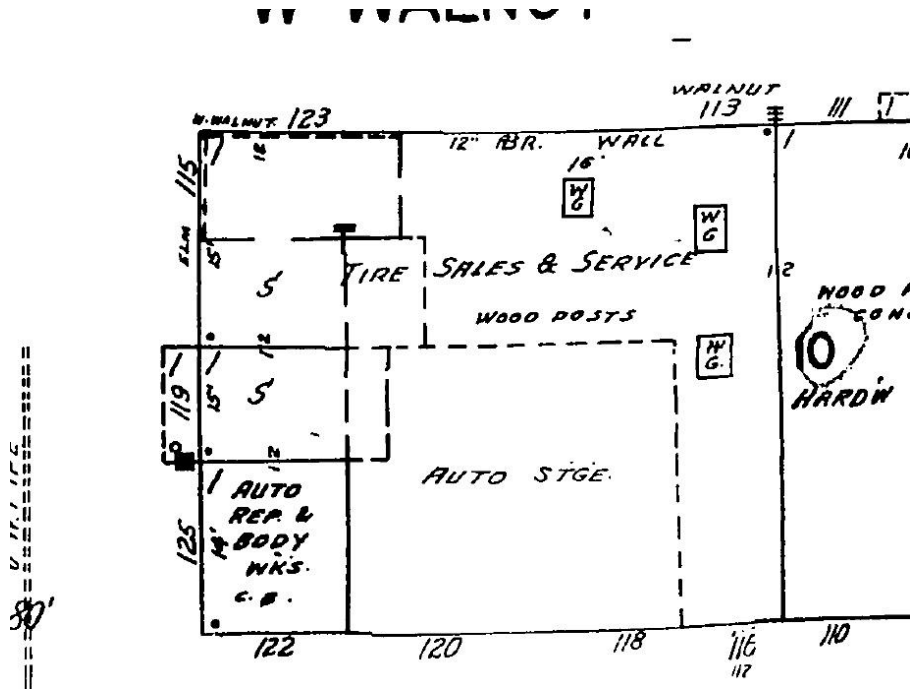
Historically, the building has been used as a tire sales and service center in the 1940's. It has been a restaurant/pub/entertainment venue for the past 15 years. Following is an image taken from a 1940's Sanborn Fire Insurance Map showing the property and adjacencies in overhead view:

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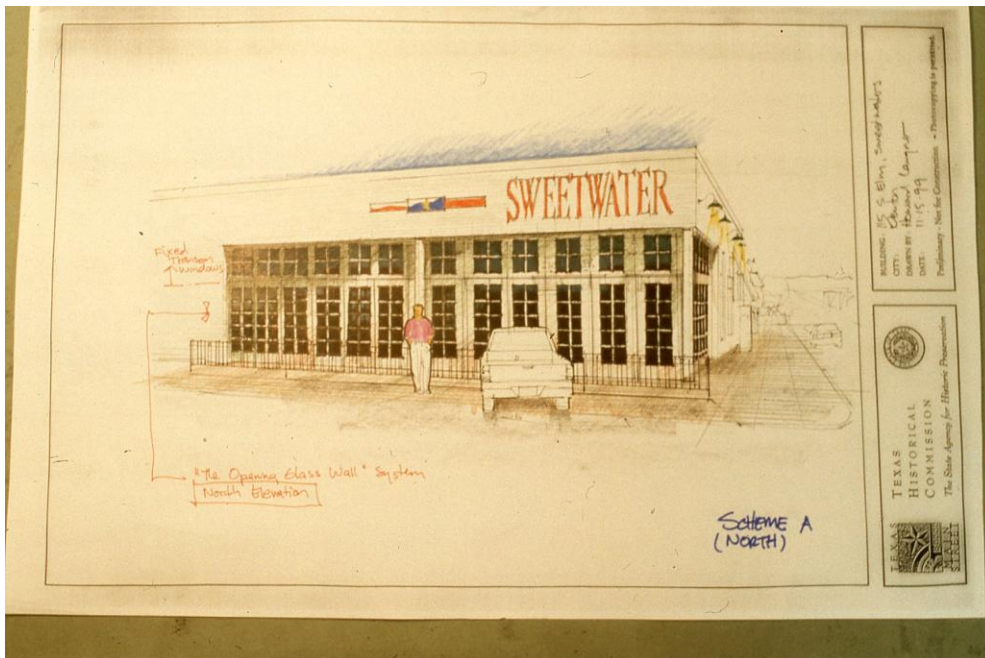


When the Texas Main Street Center was first contacted about this building around 12 years ago, the building looked like this:



The porch was originally used as a bay to service automobiles. The low (42") planter walls were installed in order to conform to liquor consumption laws.

The historic character of the original building remained intact with the original "porch" space being used as a semi-enclosed restaurant/pub space. The owners were interested in providing a climate controlled environment so sketches were developed to show how glass-pane foldable door elements would look. Notice in the sketch that follows how the proposed new wall is inset from the edge of the existing façade. This setback maintains the original form of the building and provides a needed shadow line at the top of the new inset wall.



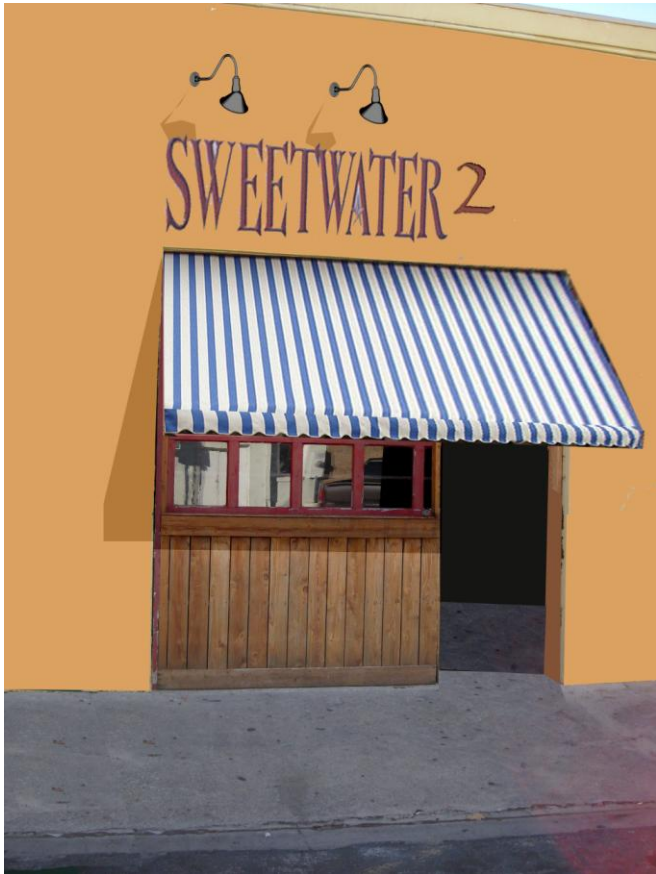
North elevation of Sweetwater from a 1999 rendering

As built, the present building has a combination knee wall with gridded glass walls above that can be raised to provide an open porch. The Texas Main Street Center has provided a rendering to show how this portion of the building can be visually enhanced while retaining most of the existing features. The proposed changes include new paint, new signage (still painted on the building), new lighting, new planter boxes, and new fabric awnings.



Larger Scale Rendering follows at end of report

For the eastern end of the building, where the new venue is located, a similar approach can be taken. New paint, similar signage, a fabric awning, and planter boxes can visually enhance the façade. It is important, however to make sure the new venue is seen a part of a greater whole; that it is visually tied to the remainder of Sweetwater.



Please note that the design scheme is by no means fixed or inflexible. After the owner has had a chance to review the recommended concept, the Texas Main Street Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact: Howard Langner (512) 305-9045/ howard.langner@thc.state.tx.us.

