

# TEXAS HISTORICAL COMMISSION

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October 5, 2017

## Texas Main Street Center Design Report

**Re:** 201 N Getty – Rexall Drugs  
**City:** Uvalde, Texas  
**By:** Sarah Blankenship, *Project Designer*

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### ***Not for regulatory approval, permitting, or construction***

*The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with the plans of business and property owners to provide designs that meet their objectives while still respecting the historic building. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria: <http://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit>*

*Prior to making any improvements to the building façade(s), the building owner should perform a thorough review of the major structural components 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.*

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### **Site Visit Report:**

A design request was submitted for the building at 201 North Getty Street. The new building owner is interested in dividing the building to create separate entrances for the soda fountain shop, a retail space and a law office.



*Existing Photos*



*Historic Photos*

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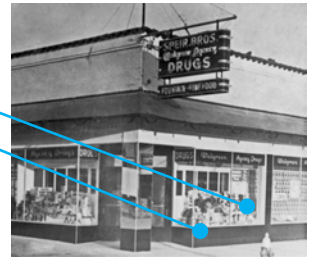


**TEXAS HISTORICAL COMMISSION**  
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**Design Analysis and Recommendations:**

The building has been modified several times throughout history. When the building was Speir Brothers Pharmacy the storefront windows were flush with the sidewalk and the door was an angled corner entrance. The black material was most likely pigmented structural glass. It appears that the storefront was recessed with Rexall Drugs, but the exact configuration is difficult to discern from the historic photo.



The current conditions have very dark windows which are not welcoming to customers. Transparency and window displays are essential for businesses to attract customers. Transparency is key in making people feel comfortable about the space they are going to enter. Returning storefront windows flush with the sidewalk will benefit the building appearance, stores and pedestrian experience.



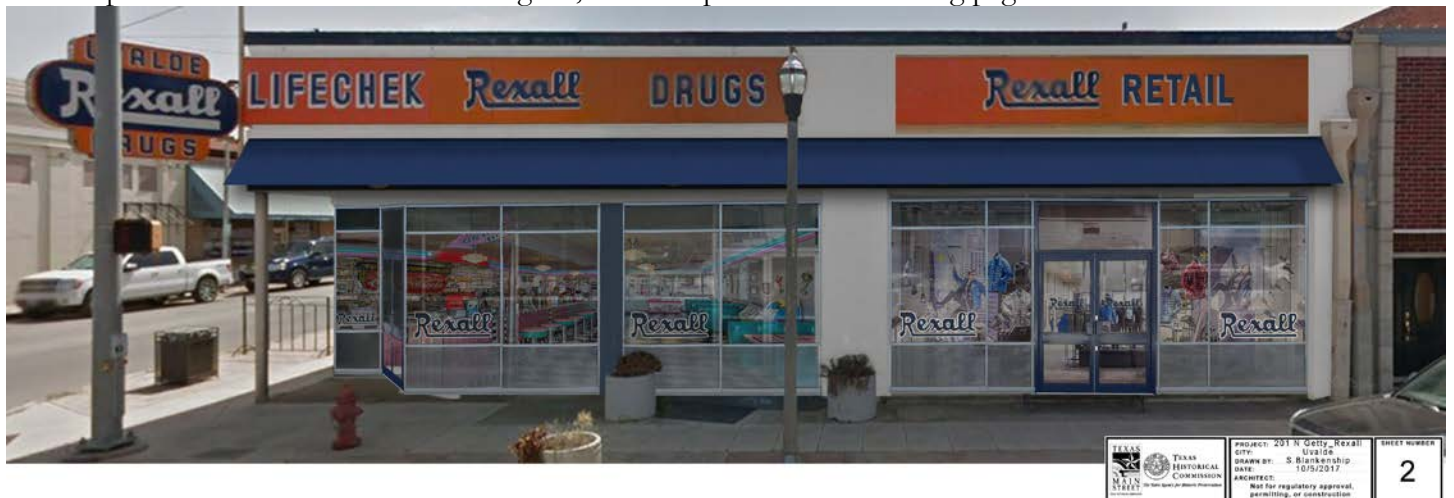
**Rendering #1:**

In Rendering one, the historic storefront is shown superimposed on the existing photograph. Here, the goal is to return to an open transparent storefront that meets the sidewalk edge and see how a second entrance could work within these parameters. The existing Rexall Drug signage is maintained because it has gained historic significance in its own right. The signage style has been used as inspiration for the second entrance for visual balance.



**Rendering #2:**

The next step is to see what modern materials may be used that work within the proportions and overall goal of Rendering One. Metal frames and doors are shown here. A fabric awning, as seen in the Speir Brothers historic photo, is added above the storefront windows. Transparency is key, storefront windows are large and well lit. The bottom portion of the window is frosted glass, see examples on the following page.





The images below provide examples of new storefront designs that take inspiration from historic storefronts and were constructed in modern materials.



**Rendering #3:**

Rendering 3 is similar in layout to the previous renderings. Note the detailing in the bulkheads and larger windows on the “Rexall Retail” storefront. Wood, fiberglass, or metal could be used for this option.



Inspiration photos for appearance and materials:





**Renderings #4 & #5:**

These renderings address the side and back façade. Dividing the space into three separate areas is the ultimate goal. The building is very long, depending on what space is needed for the soda fountain shop, adding a side or rear entrance could be a possibility. If either of these designs are chosen, it is essential to have a structural engineer assess if the building can accommodate the large opening. In Rendering #4, a storefront is shown using the same colors and proportions as the front façade. On the other portion of the wall, a mural could be considered.



Rendering #5 shows the possibility of adding a rear entrance for the law office. If this route is taken, it is important to consider the parking lot design as well. Low landscaping such as bushes could help significantly in improving this back entrance.



## STREETSCAPE

Simply adding café style seating and planters along the streetscape can greatly enhance the aesthetic of the building. These elements can transform a stark sidewalk into a pedestrian-friendly thoroughfare. Additional signage, like the sandwiches boards below, also add to the sidewalk environment. Contact your local Main Street office for more information on the regulations for streetscape elements.



## BUILDING CODE REQUIREMENTS

The purpose of all codes is to provide minimum requirements for new and renovated buildings in order to protect the health, safety, and welfare of the public. Fire prevention and life safety are their primary focus. Building code requirements vary depending on the occupancy or function of the building and the type of construction. In Texas, there is not a state building code, though state regulations do govern certain aspect of new construction or rehabilitation. Local governments officially adopt a specific building code, such as the International Building Code. A local code may contain amendments or changes particular to the local environment or conditions. The authorities may also adopt different codes for mechanical or electrical work, for example. **Contact your local building authority to learn what codes govern your project.**

For other resources pertaining to rules and regulations that may apply to historic buildings, including Texas Accessibility Standards, Lead Paint and Asbestos Abatement, and Energy Conservation, please refer to the following links

- THC Building Code Resources - <http://www.thc.texas.gov/preserve/buildings-and-property/building-codes>
- Lead Paint Rules and Regulations - <http://www.dshs.texas.gov/elp/rules.shtm>
- Asbestos Rules and Regulations - <http://www.dshs.texas.gov/asbestos/rules.shtm>
- Texas Accessibility Standards (TAS) - <http://www.tdlr.state.tx.us/ab/abtas.htm>
- The Federal American's with Disability Act(ADA) - <http://www.ada.gov/>
- ADA Primer for Small Business - <http://www.ada.gov/regs2010/smallbusiness/smallbusprimer2010.htm>

There is the possibility of an IRS tax credit or deduction for making ADA improvements. Please see <http://www.ada.gov/taxcred.htm> for more information.

## MORTAR

The rear façade appears to be brick from the photographs and stucco for the side and front wall. Mortar is essential in keeping a brick wall together and for the overall structural stability of a building. The mortar allows for contraction and expansion of the masonry wall during different weather conditions. Therefore, the appropriate mortar type is very important.

If mortar joints are deteriorated or empty, the owner should repoint the joints. Repointing is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar. Properly done, repointing restores the visual and physical integrity of the masonry. A heavily concentrated Portland cement mortar is typically too hard for historic bricks and can cause the bricks to break apart, because it does not allow for movement during expansion and contraction. A mortar with more lime is generally the preferred route. The recommended component ratio is as follows:

- 9 Parts Sand
- 2 Parts Lime
- 1 Part White Portland Cement
- To match original mortar color, look for matching sand color. Ideally, old mortar should be analyzed and matched. This formula is a general guide.

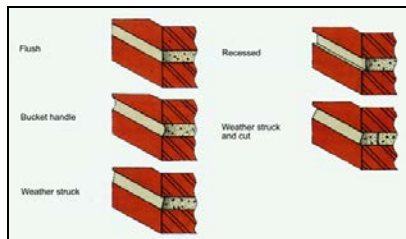
The General Services Administration and National Park Service provide further guidance:

- Preparing Lime Mortar for Repointing Masonry - <http://www.gsa.gov/portal/content/111682>
- Preservation Brief #2 – Repointing Mortar Joints - <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm#type>

When repointing a brick wall, the color of the new mortar should be considered, because the mortar color can greatly change the appearance of the building. Mortar that is too bright in color can visually draw the eye away from the brick and make the joints the focal point. The tooling style is also important. Mortar is not typically flush with the surface of the brick. It is recessed and shaped in various ways based on the chosen aesthetic.



White Colored Mortar vs. Brick Colored Mortar



Tooling Styles



Recessed Joints vs. Flush Joints

## STUCCO

If the stucco needs to be repaired, it should be done before the façade is repainted. The following resources provide detailed instructions on how to repair stucco.

- National Park Service Preservation Brief #22 - <http://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>
- General Services Administration Technical Procedures
  - Removing Loose Stucco and Patching - <http://www.gsa.gov/portal/content/113230>
  - Painting Exterior Stucco - <http://www.gsa.gov/portal/content/113302>
  - Additional resources on stucco can be found here:  
<http://www.gsa.gov/portal/hp/hpc/category/100371/hostUri/portal/searchBy/ALL#Finishes>



## EXTERIOR LIGHTING

Exterior lighting on a building and in a historic downtown provides comfortable and walkable conditions at night. Lighting sources should be shielded from direct glare and should conform to the International Dark Sky Association guidelines - <http://darksky.org/lighting/lighting-basics/> To minimize the harmful effects of light pollution, lighting should (1) only be on when needed, (2) only light the area that needs it, (3) be no brighter than necessary, (4) minimize blue light emissions and (5) be fully shielded (pointing downward). Lighting should also be coordinated with the installation of signage to make the business visible at night. Signs can be illuminated from any angle using spotlights. The spotlights depicted are small and have a simple profile, which decreases their visual impact on the façade. Three dimensional letters can be back lit with reverse halo lights as in the Quill example below or illuminated with spotlights as well.

### Example Spotlights



### Guidance for Rehabilitation

The Texas Main Street Program helps Texas cities revitalize their historic downtowns and neighborhood commercial districts by utilizing preservation and economic development strategies. The Secretary of the Interior's Standards for Rehabilitation is a list of ten ways to approach rehabilitation on historic buildings. The Texas Historical Commission uses this list of standards when analyzing and making recommendations for a project. The standards can be found here: <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

### FUNDING

There are many options for funding preservation projects. As part of a designated Main Street community, the property owner has as a resource the local Main Street manager who can help you research and identify sources of additional funding. Localized financial tools can include façade grants or other direct assistance programs that come through sources such as local economic development organizations.

The THC and TMSP has compiled a document that identifies many of these avenues for funding and financing, it can be found on our website:

<http://www.thc.texas.gov/public/upload/publications/Funding%20Methods%20for%20Main%20Street%20communities%206.3.15%20update.pdf>. There are funding sources at the local, state and federal levels and they are outlined in the document. The list provides only brief summaries of potential funding sources, and information including eligibility requirements and application deadlines that are subject to change without notice. If the scope of work exceeds available sources of funding, the project should be phased accordingly, but these options for funding can still be utilized. Please contact possible grantors directly for more information on their programs.

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After the owner has had a chance to review the recommended concept, the Texas Main Street Design Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSDC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated. Please contact Sarah Blankenship (512) 463-9129/ [sarahb@thc.texas.gov](mailto:sarahb@thc.texas.gov) , or Marie Oehlerking-Read (512) 463-3345 / [marico@thc.texas.gov](mailto:marico@thc.texas.gov) .