

TEXAS HISTORICAL COMMISSION

September 28, 2012

Texas Main Street Center Design Report

Re: West Main and North High Streets
City: Uvalde
By: Sarah Blankenship *Project Design Assistant* and Howard Langner *Architect*

This rendering is offered as part of the Design Assistance Program available through the Texas Main Street Center and may not be used for regulatory approval, permit, or construction. The Texas Main Street Center does not provide building code review, hazardous material inspections, structural engineering, or any other service that is not listed on the Texas Main Street Design Assistance Program Form.

Prior to making any improvements to the building facade(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.

Design Request and Existing Conditions



The prospective owner of this property at West Main and North High Streets is interested in making improvements to the front and back of the building. The Texas Main Street Center has prepared this report to show how simple improvements involving paint, sun shading, and landscaping can provide significant results.

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Here are a few examples of patio-type eating and drinking establishments:



Note that some examples occur in covered porch environments (similar to the Uvalde project) while others simply “take over” space on the sidewalk. In all examples it is important to notice how the landscaping elements provide a sense of enclosure and security in addition to providing visual appeal.

The following illustration incorporates many of the design ideas seen in the examples above (image reproduced at larger scale at end of report):



Planters and landscaping can provide a barrier to the traffic and help to diffuse some of the noise. A curtain that can be rolled up and down depending on the angle of the sun can add shade and color to the building. The ability to roll up the curtain when not in use will allow the original storefront to be seen thereby retaining as much as the historic character as possible. Staff is concerned that glassing in the area would change the character of the building. It is possible to add a recessed glass area in a portion of the front portico (if it is built in a way that will not damage the historic fabric and can be removed at a later date), but it is not preferred.

The rear of the building has been rehabilitated with the same landscaping, color scheme and signage as the front façade while still retaining the existing historic character (which dates back to the 1930's!). The garage doors have been modified with storefronts that reference the appearance of the doors and windows seen on the front façade. Existing conditions:



The following page contains an illustration of the proposed rear of the building.



 TEXAS MAIN STREET	 TEXAS HISTORICAL COMMISSION	PROJECT: Corner of 9th Main and N High CITY: Urodo	SHEET NUMBER 2
		DRAWN BY: Sarah J. Barnhouse DATE: 8/2017 ARCHITECT: Howard Langner	

General 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/hps/tps/standguide/rehab/rehab_standards.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."

Americans with Disabilities Act (ADA) Tax Credit/Deduction

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

The ADA mandates nondiscrimination on the basis of disability in employment, public accommodations, commercial facilities, transportation and telecommunications. The act has its roots in the civil rights laws of the 1960s and was created to provide comprehensive civil rights protection to people with disabilities. Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. The Technical Preservation Services branch of the National Park Service recommends a three-step approach to identify and implement accessibility improvement, while protecting the historic character of properties.

First, review the historical significance of the property and identify character-defining features. Second, assess the property's existing and required level of accessibility. Third, evaluate accessibility options within a preservation context.

Historic buildings are not exempt from complying with ADA. In Texas the architectural portions of the ADA are enforced by the Texas Department of Licensing and Regulation. They monitor buildings and governments for conformance with the Texas Accessibility Standards (TAS). Construction or alteration projects costing more than \$50,000 must have architectural plans submitted to TDLR prior to construction. Smaller projects

are still subject to the law but do not have to submit plans. Some architectural issues covered by the code include: entrances, door widths, restroom sizes and fixtures, elevators, service counters, and signs and parking, among others. TAS requirements apply to newly constructed or substantially renovated buildings. Publicly owned or leased buildings are covered by the requirements, while private single-family residences are not. Privately owned buildings considered "public accommodations" are also covered by the law.

While historic buildings are not exempt, there are provisions in TAS for protecting the historic characteristics of a building while still complying with the accessibility code. Historic buildings can be successfully brought into compliance without destroying their historic integrity; however, it takes careful planning and occasionally legal variances.

Funding and Assistance for Preservation Projects

Funding goes hand in hand with long-term preservation projects. Sources of funding should be researched and identified and if the scope of work exceeds available sources of funding, the project should be phased accordingly. You should contact your local Main Street Manager about financial tools that may be available through your city.

The THC maintains a list of potential funding and assistance sources. 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. Please contact possible grantors directly for more information on their programs.

The list is broken down into these categories:

- Regional
- Businesses
- Government agencies
- Nonprofit organizations
- Rural communities

If you are interested in receiving one or more of these categories, please contact the TMSDC Staff.

Brownfields Site Assessment (BSA) Program and the Targeted Brownfields Assessment (TBA)

A brownfields site is any property that is being underutilized or where a property transaction is complicated by the real or perceived presence of contamination, which can include asbestos and lead paint. The Texas Commission on Environmental Quality (TCEQ), in cooperation with local, state, and federal partners, is facilitating cleanup and revitalization of brownfields properties in Texas through regulatory, tax, and technical assistance. The BSA provides free technical advice and education to eligible entities for brownfields redevelopment projects. Contact the TCEQ Brownfields Site Assessment staff at <http://www.tceq.texas.gov/remediation/bsa/bsa.html/> or call 512-239-2200. The TCEQ works very closely with the United States Environmental Protection Agency (EPA). The EPA offers a free brownfields assessment, including sampling and analyses, cleanup planning based on proposed reuse, cleanup cost estimates and other technical reports as part of their Targeted Brownfields Assessment (TBA). Contact Janet Brooks, TBA Coordinator Region 6 US Environmental Protection Agency at (214) 665-7598 or 1-800-887-6063. Janet may also be reached via email: brooks.janet@epa.gov.

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/ sarah.blankenship@thc.state.tx.us or Howard Langner (512) 305-9045/ howard.langner@thc.state.tx.us.