

TEXAS HISTORICAL COMMISSION

October 13, 2014

Texas Main Street Center Design Report

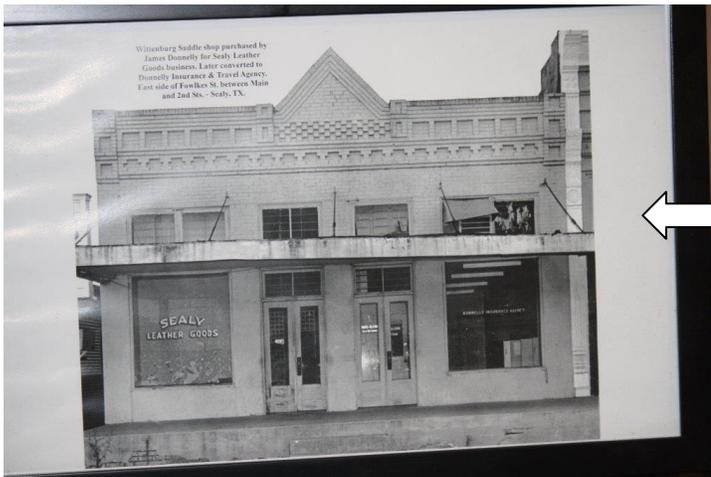
Re: 208 Fowlkes
City: Sealy
By: Main Street Staff- HL

*Not for regulatory approval, permitting, or construction
Howard Langner, Architect, Texas Historical Commission*

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.

Design Request and Existing Conditions

The Texas Main Street design staff visited this property prior to the Sealy Main Street Resource Team in the summer of 2014. The building owner, Mr. Steve Wilson was interested in exploring what it would take to make the current façade more closely match the original façade design and configuration. The site visit covered all of the information presented in this report; however, the following diagrams may be useful in understanding the situation even more clearly.



This is how the building originally looked. There were two doors, transom windows, and a pier in the middle under the triangular pediment.

Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276
512.463.6100
fax 512.475.4872
thc@thc.state.tx.us



TEXAS HISTORICAL COMMISSION
real places telling real stories

www.thc.state.tx.us

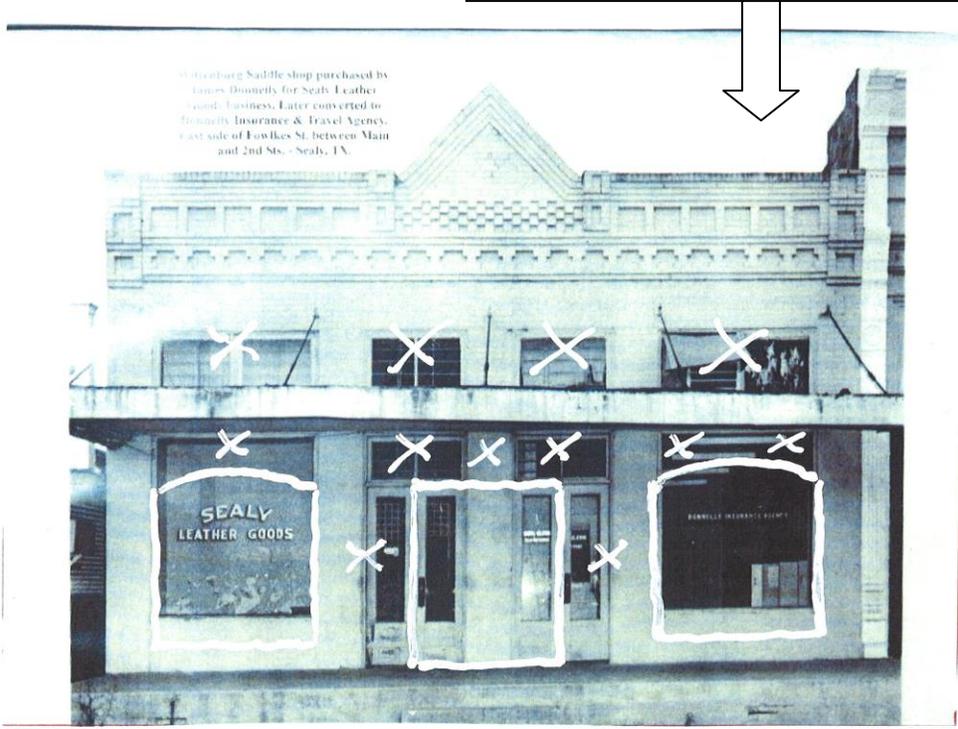


← This how the façade appeared at the time of the Resource Team

The diagram below shows how the façade openings were altered from the original configuration



The photo below indicates the original openings that were removed or covered by the modernization (indicated by an "X")
The newer door opening and display windows are shown as white outlines



The site visit concluded with the understanding that Mr. Wilson would be performing selective investigation of the façade in the weeks ahead to see which if any of the original façade elements are still in place. It is known from the diagrams above that the doors and windows at the lower portion of the façade are no longer there, but there is the possibility that the transom windows or their rough openings may be intact.

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."

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.state.tx.us/public/upload/Funding-Methods-for-Main-Street-communities-8.26.13-update.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 the 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.

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.