

WASHINGTON STREET, BEEVILLE, TEXAS.



Property Maintenance Guide



Beeville Main Street
400 N. Washington Street
361.358.4641
www.cityofbevillemainstreet.com



Property Maintenance Guide

Beeville Main Street

This booklet is intended to help you maintain your building, connect with city staff, and provide helpful information about owning a part of downtown Beeville.

Protect Your Investment

In order to keep the risk of deterioration low, properties should be inspected regularly. These inspections should identify not only problems with the building, but also circumstances that can lead to further issues. In doing so, actions can be taken to avoid more complicated and costly repairs down the line.

“There may have been a time when preservation was about saving an old building here or there, but those days are gone.

Preservation is in the business of saving communities and the values they embody.”

Richard Moe, National Trust for Historic Preservation

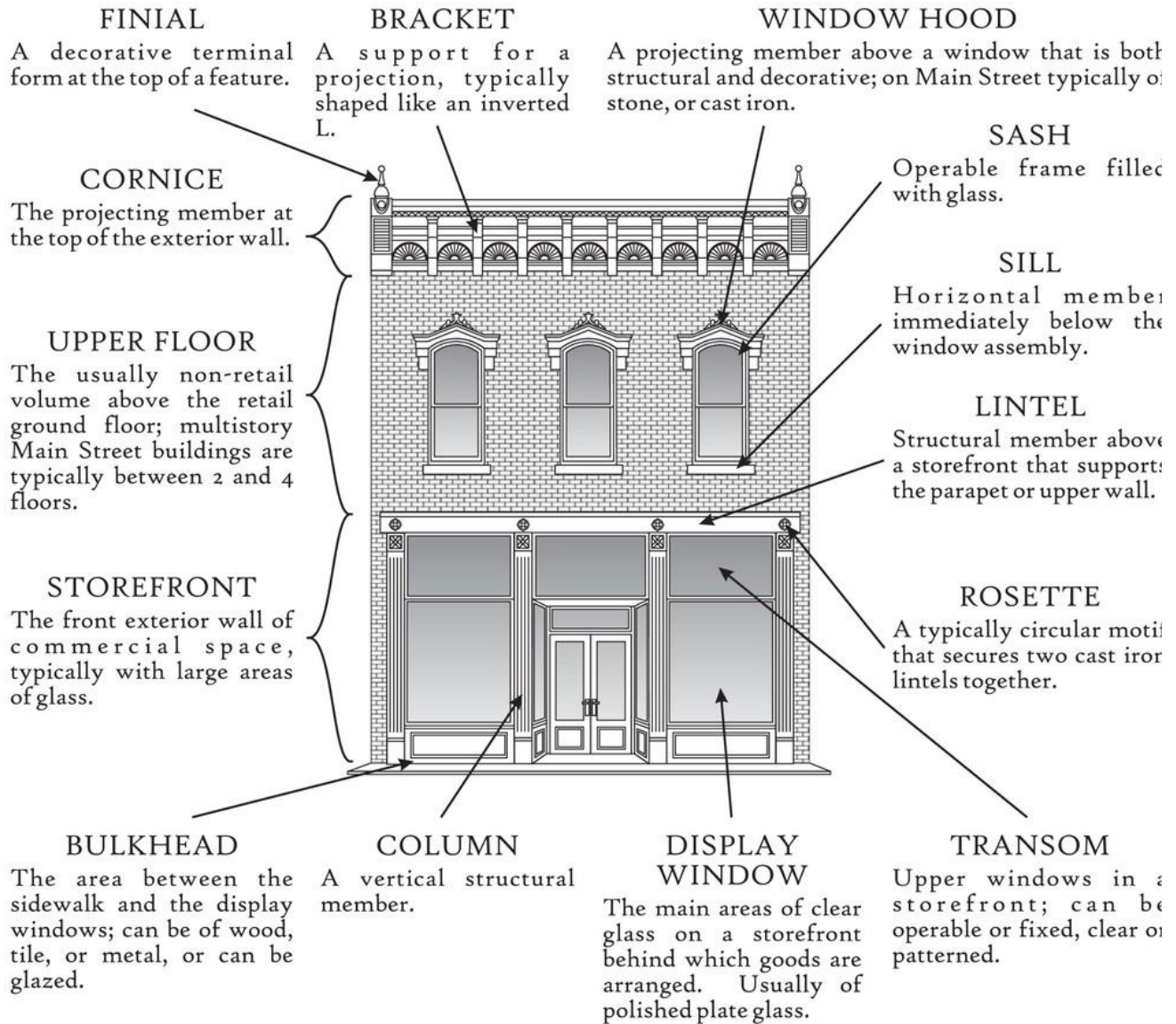
Historic Preservation District

Buildings and properties within downtown Beeville are in a Historic Preservation District, any changes must first have a Certificate of Appropriateness. Contact the Beeville Main Street Department for information and individualized guidance.

Beeville Main Street: 361-358-4641



ANATOMY OF A MAIN STREET BUILDING



Valuing Your Historic Building

Secretary of the Interior Standards

There are four treatment processes for historical sites, listed in order of priority.

Preservation: retain all historic elements through conservation, maintenance, and repair.

Rehabilitation: Retain and repair, but if the property is significantly deteriorated, replacing materials is acceptable.

Restoration: Retain materials from the most significant time in a buildings history, while the removal of other materials is permitted.

Reconstruction: Recreate a non-surviving site with all new materials.

Choosing the appropriate treatment requires several considerations.

Importance in history: National historic landmarks often need preservation or restoration, while historic buildings not in the register can undergo rehabilitation for a new use.

Physical Condition: If a building is significantly deteriorated, rehabilitation may be more appropriate.

Proposed Use: Some buildings are more adaptable to new uses, while more specialized ones cannot be changed without losing historic character.

Code Requirements: When a building needs upgrades or modifications, changes to appearance should be minimal.

The Secretary of the Interior Guidelines provide detailed methods and appropriate techniques for maintaining the historic integrity of your property.





Importance Guidance

Preservation Guidelines

- Retain distinguishing features
- Maintain the character of the original building
- Retain significant additions
- Preserve crafted elements and details
- Use careful cleaning methods
- Make additions compatible with original design
- Alterations should be reversible
- Repair, don't replace

Consult the National Park Service's preservation briefs for more information.

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Masonry

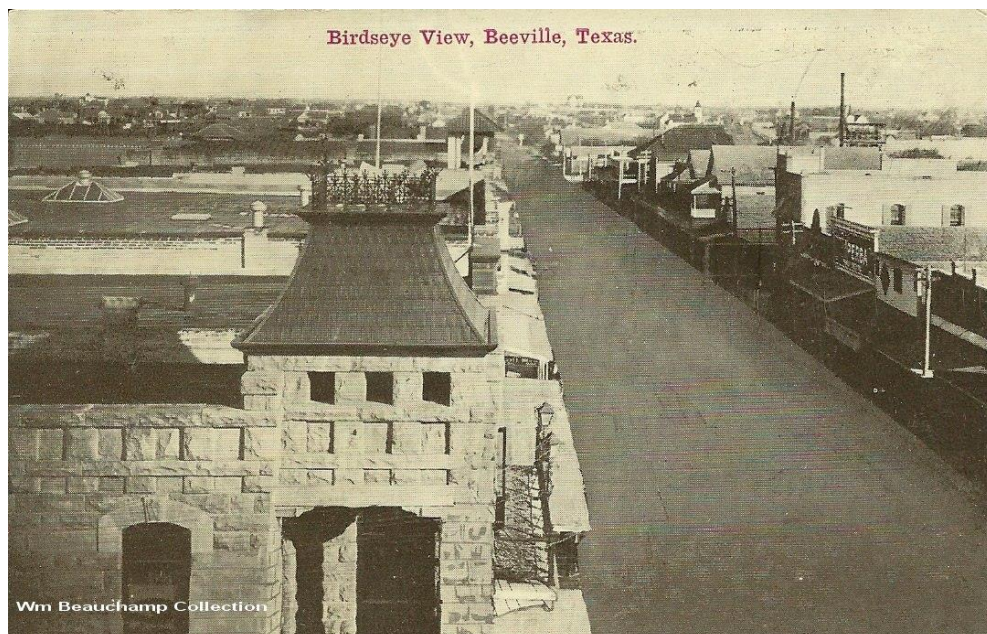
- Only clean to halt deterioration or remove heavy soiling
- Clean with low pressure water (250 PSI or less), gentle detergents, and soft thistle brushes
- Repair deteriorating masonry with the original mixture of materials
- Contact the Main Street Office for info on matching mixtures

Metal

- Soft metals: appropriate chemical treatments
- Hard metals: hand scraping and wire brushing
- Apply protective materials, such as lacquer, to metals that get heavy pedestrian use

Wood

- Apply chemical preservatives or protective paint to exposed wood
- If painting, remove as little paint as necessary
- Use gentle methods to remove paint, hand scraping, and hand sanding are preferred





Signs of Maintenance Needs

Interiors

- Water stains, mildew, or dampness
- Cracked or sagging rafters
- Extremely unreasonable temperatures
- Soft or crumbly mortar
- Rotting or insect-damaged wood
- Cracked around doors, windows, and corners
- Uneven floors
- Rusting metal
- Decaying paint

Causes:

- Broken or missing beams
- Moisture infiltration
- Insufficient ventilation and insulation
- Debris in the vents
- Improper insulation of pipes



Exteriors

- Deteriorating mortar (sandy, soft, or crumbly)
- Wood that is cracked, loose, rotted or split
- Rusting, pitting, or missing metalwork
- Stained or heavily soiled walls
- Decaying or peeling paint
- Evidence of termites or other insects
- Deterioration of decorative features
- Leaning, bowing, or bulging walls
- Cracks in the walls
- Fallen or loose bricks

Causes:

- Vines and vegetation soak up moisture and deteriorate the building
- Water infiltration
- Flaking, crumbling, or missing masonry



Entrances

- Cracks at doorway corners
- Sticking doors- they should open smoothly
- Rusting metal
- Deteriorating weather stripping
- Chipping or peeling paint
- Pooling water
- Water penetration
- Tripping hazard or uneven surface

Causes:

- Wood with water or insect damage
- Missing or broken materials
- Vandalism
- Broken, misaligned or missing elements



Windows

- Faults in the glass
- Rusting metal
- Rotting wood
- Evidence of water
- Cracks around the frame
- Deteriorating weather stripping
- Won't open and close with ease
- Cracking or peeling paint
- Hard or cracking window putty
- Rattling or wobbling windows

Causes:

- Broken or missing elements
- Insects
- Missing caulking
- Wood not protected with paint
- Water damage or improper drainage



Foundation

- Insecure mortar
- Pooling water
- Algae, moss, or vine growth
- Bulges, rather than straight walls
- Water isn't draining to the alley
- Exterior weathering
- Cracks around windows and doors (evidence of settling foundation or structural problems)
- Insect damage

Causes:

- Water infiltration
- Lack of splash blocks
- Cracking, flaking, or missing masonry
- Improper replacement of mortar
- Structural problems



Roof

- Pooling water
- Unsecured materials or deteriorating fasteners
- Water isn't draining to the alley
- Water damage in the rafters or sheathing
- Rusting metal
- Decaying paint
- Sagging- a sign of structural problem

Causes:

- Cluttered gutters and downspouts
- Deteriorating or missing flashing
- Cracked or missing elements from the cornice
- Leaks or water damage
- Missing gutters



Vegetation

Vegetation can look pretty, but it is dangerous to brick, mortar, and the structural stability of walls. When plant growth occurs on buildings, it will hold moisture against the surface, compromising the integrity of the materials. Other problems include blocking gutters and downspouts, scouring soft surfaces, eroding mortar, and hindering access for inspections and repairs. If a wall is already covered, care must be taken to remove the vegetation properly. Test small areas to see how easily it comes off. If removal damages the mortar, work in small sections, repointing the along the way. If the problem is severe (penetrating the wall), consult with a structural engineer before removal.



Repointing

Mortar is essential in keeping a brick wall together and for the overall structural stability of a building. Mortar is a sacrificial layer that can be repointed. Since mortar allows for contraction and expansion during different weather conditions, choosing the appropriate mortar is very important.

For historic bricks, a mortar with more lime is preferred.

Example of mortar mix:

9 parts sand

2 parts lime

1 part white Portland cement

To match the original color, look for the correct color of sand. Ideally, old mortar should be analyzed and matched. This formula is only a guide.

Resources: <http://www.gsa.gov/portal/content/111682>

<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

Brick and Mortar

Brick and stone are meant to breathe. Covering or sealing them with paint, sealant, siding, etc. hides existing problems and creates new ones.

When mortar begins to crumble or turn to sand, it needs to be repointed. Ensure you take proper care to match the original mortar mixture. Expert advice is recommended.



Spalling occurs when brick absorbs moisture, which expands in freezing temperatures, breaking apart the affected bricks. If bricks are painted, you may notice the paint flaking off. Using the wrong mortar mix can also be a cause.

To avoid spalling:

- If you must, use a masonry sealant that allows brick to breathe
- Provide drainage away from building
- If only a few bricks are damaged, leave them alone.



Canopies

Texas is especially susceptible to high heat, making canopies and awnings a necessity. Like any other building component, they require maintenance and sometimes replacement.

Canopies ought to match the aesthetics of the building. A replacement canopy can differ from the original, but only if it is compatible with building's design. It should complement the building and enhance the experience of pedestrians.



The underside of a canopy is the most visible component to a shopper. Craftsmanship and aesthetic appeal should be taken into account in every aspect of the canopy. Wood boards appease both the pedestrians and the preservationists, but that does not make them the only option.

Metal canopies are an inexpensive replacement option, but they often appear cheap and mass produced, going against the goals of the downtown district. Shingled and mansard style canopies can also detract from the buildings original style. Metal does not need to be avoided altogether. Used on top of the canopy, it can aid in water protection. On the underside, it can be styled or patterned to imitate stone or plaster.



If the existing canopy is inappropriate for the building, it can be removed. In these cases, it is best to consult historical photographs and recreate the original canopy. If this is not an option, new interpretations can be done, so long as it does not obscure historic elements.

Other Common Mistakes to Avoid

Don't:

- Sandblast
- Power wash (do use pressures of 250 or lower)
- Paint or seal unpainted brick surfaces
- Use spray foam on brick. It damages the building, which can lead to difficult removal and repairs.
- Make unnecessary replacements
- Fill missing mortar with incompatible substance
- Delay repairs

Do:

- Ask for free assistance/ expertise from Main Street & Texas Historic Commission Main Street Staff
- Obtain proper permits
- Use gentle cleaning methods
- Repair with exact materials to match originals
- Use historic colors
- Check signs periodically. Look for fading, peeling, holes and other signs of deterioration and safety issues.
- Remove graffiti quickly using gentle detergents and products appropriate for the surface.
<http://www.nps.gov/tps/how-to-preserve/briefs.htm>
- Obtain property insurance

Safety Precautions

If work is unsafe or unfamiliar, property owners should consult a professional. Follow all recommendations that come with the tools being used. Be familiar with hazardous materials that you could encounter.

Lead: www.epa.gov/lead

Asbestos: www.epa.gov/asbestos

Mold: www.epa.gov/iaq/molds/indez.html

Required City Permits

Permits are required for the following projects:

- ✓ Installation of signage
- ✓ Construction of main or accessory buildings
- ✓ Foundation repairs
- ✓ Building additions or removals
- ✓ Remolding that requires addition or replacement of walls or windows
- ✓ Building or replacing a deck
- ✓ Electrical work
- ✓ Replacing water or sewer lines
- ✓ Irrigation systems
- ✓ Installing or replacing air conditioning, furnace, water heaters, or softeners
- ✓ Building or replacing a fence
- ✓ Building or replacing a retaining wall
- ✓ Replacing a roof
- ✓ Installing or replacing a driveway approach
- ✓ Demolition of a building

This is not meant to be a complete list. Questions concerning your specific project should be forwarded to the Development Services Department at the City of Beeville. Please call 361.358.4641 or visit www.beevilletx.org for more information.

**Properties within the TIF Zone are required to obtain a Certificate of Appropriateness prior to any changes.*



Vision Statement: *Beeville Main Street Program envisions downtown as the heart of the community; presenting a small-town atmosphere and providing hospitality and sharing community values; offering business diversity through economic development while enhancing quality of life while expressing our culture and history of the past and celebration of the future through exciting community entertainment and shopping opportunities.*

Mission Statement: *Beeville Main Street will use the Four-Point Approach of Revitalization- Economic Vitality, Design, Promotion and Organization to bring the community and visitors to downtown to gather, shop, work, and enjoy; to restore the vitality within the downtown district and create community pride through family activities and cultural events; produce cooperation and community leadership; and to preserve, protect and enhance our unique historic downtown district.*



Special thank you to Denison Main Street and the Texas Historical Commission!