



Downtown Buzz
February 2021



Photo Courtesy of William Beauchamp Collection

HISTORIC PRESERVATION & WHY IT SHOULD MATTER TO ME

An important part of what gives a city character and a sense of community is its history. One way of acknowledging this history is by preserving historic buildings and structures. Historic buildings represent a particular style of architecture, or represent a significant era, or a milestone in the city's history. These historic buildings are worth preserving for several reasons.

Preserving History Through Buildings

Old buildings are witnesses to the aesthetic and cultural history of a city, helping to give people a sense of place and connection to the past. Historic buildings often represent something famous or important to people who live in a city or those visiting.

Recognizing the importance of old buildings to the public and to the country's heritage, **Congress enacted the National Historic Preservation Act in 1966. This act works to save historic buildings, explaining, "preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans."**

Old Buildings Have Intrinsic Value.

Buildings of a certain era, namely pre-World War II, tend to be built with higher-quality materials such as marble, old brick, rare hardwoods and wood from old-growth forests that no longer exist.

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5 REASONS TO VISIT DOWNTOWN



1. Discover fabulous boutiques, vintage finds, and specialty shops.
2. Tours & Shopping in the Coastal Bend Distillery's Tasting Room.
3. Get cozy at one of the local coffee shops in downtown.
4. Indulge your brunch cravings at one of our local favorites.
5. Locate the 8 captivating Bee Sculptures in downtown

AVAILABLE PROPERTY SPOTLIGHT



Looking for a large open space?
112 N. St. Mary's Street

Maybe you just need an office space?
410 N. St. Mary's Street

For more information about these & other properties, go to DowntownTx.org

MADISON STREETS DOWNTOWN BECOME ONE-WAY STREETS ONLY

Effective February 1, 2021, the 100 Block of South Madison Street and 100-300 blocks of North Madison Streets become a one-way street with northbound traffic direction.

TEXAS MILE- HOUSE OF SPEED MAR. 26-28, 2021 WWW.TEXASMILE.NET

Chase Sets the Pace again as Beeville welcomes speed enthusiasts to our community. Gear up to watch these incredibly fast cars speed down the runway. Spectator tickets don't sell out. Tickets: \$25 for 3-day admission. For more information, go to www.TexasMile.net

\$20 ON THE 20TH SHOP. EAT. ENJOY LOCAL WWW.CITYOFBEEVILLEMAINSTREET.COM

It's easy: just spend \$20 at a local business on the 20th of every month to show appreciation for our local businesses and all they do for our community.

They may have detailing and features that you can't find anymore like decorative facades, unusual glasswork, or copper lining. Pre-war buildings were also built by different standards. Older buildings retain old methods of workmanship. A century-old building might be a better long-term bet than its brand-new counterparts. Historic buildings lend a rich texture to the fabric of Downtown and are integral to maintaining a city's unique identity. But historic buildings also play a vital role in the economy and potential growth of a city's downtown. Newer buildings also tend to have a life expectancy of only 30-40 years, whereas many older buildings were made to last. It can make economic sense to retain historic buildings and improve them to meet modern codes and requirements.

Old Buildings are Reminders of a City's Culture and Complexity.

By seeing historic buildings, whether related to something famous or recognizably dramatic, tourists and longtime residents are able to witness the aesthetic and cultural history of an area. Just as banks prefer to build stately, old-fashioned facades, even when located in commercial malls, a city needs old buildings to maintain a sense of permanency and heritage.

Regret Goes Only One Way.

The preservation of historic buildings is a one-way street. There is no chance to renovate or to save a historic site once it's gone. And we can never be certain what will be valued in the future. This reality brings to light the importance of locating and saving buildings of historic significance, because once a piece of history is destroyed, it is lost forever.

Old Buildings Attract People.

Is it the warmth of the materials, the heart pine, marble, or old brick—or the resonance of other people, other activities? Maybe older buildings are just more interesting. The different levels, the vestiges of other uses, the awkward corners, the mixtures of styles, they're at least something to talk about. America's downtown revivals suggest that people like old buildings.

Whether the feeling is patriotic, homey, warm, or reassuring, older architecture tends to fit the bill. Regardless of how they actually spend their lives, Americans prefer to picture themselves living around old buildings. Some eyes glaze over when preservationists talk about "historic building stock," but what they really mean is a community's inventory of old buildings ready to fulfill new uses.

Economic Benefits Of Historic Preservation

Rehabilitating old buildings to their original appearance not only adds character to the area, but can also help attract investment, as well as tourists if the structures are historically significant. For example, a historic but abandoned industrial building can be turned into small business space, or a mixed-use development, giving new life to a building and even a whole neighborhood.

In 2011, PlaceEconomics documented the economic impact of preservation in its report to the Advisory Council on Historic Preservation. This study found that historic preservation results in more jobs than new construction, increased property values, increased tourism, fewer environmental impacts, and increased quality of life. The report stated:

"Historic preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals, including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center-city revitalization, job creation, promotion of the arts and culture, small-town renewal, heritage tourism, economic development, and others." You can view a summary of the report here: http://www.placeeconomics.com/wp-content/uploads/2012/02/economic-impacts-of-hp_summary.pdf

Environmental Considerations

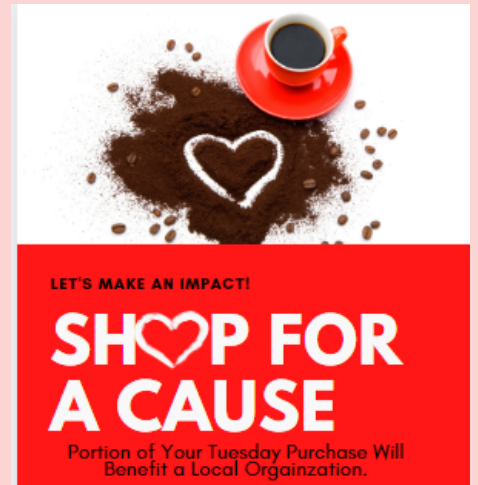
The importance of recycling has become more and more understood on a household level, but preserving old buildings is recycling on a larger scale.

Repairing and reusing existing buildings uses energy and material resources more efficiently and reduces waste. New materials don't need to be created, nor older demolished materials thrown away. Plus energy for rebuilding is conserved. Also, tearing down structures releases toxins and pollutants in the environment.

In A Nut Shell

Treasure the old historic buildings in our community. Take heed to maintain the structure, save historic buildings, and only alter a building with preservation guidance from state and national preservation agencies.

Find more information about Preservation, Building Design, Building Maintenance and multitude of other resources at www.cityofbeevillemainstreet.com/resources



Local downtown business owner, Mary Rauch, decided she wanted to do something that could help her community and empower others.

Mary is the owner of Bee is For Book / Bee Perk Gourmet Coffee. She had an epiphany that she could assist local non-profits accomplish their missions with Shop For a Cause campaign. The campaign calls for local downtown businesses to unify and pledge that a portion of all their Tuesday sales will be donated to a worthy local organization each month. Each month a different organization will be selected.

A quick purchase at your favorite downtown shop could essentially build a stronger community. Win win for all! Are you a business and want to join this campaign, contact Mary Rauch at 361.362.1542.



Preservation Tax Credit Program 5 Steps to Preservation Tax Credits

1. Talk to a THC Project Reviewer before starting construction. Best time is in the planning stages of a project.
2. You must apply before finishing the work- preferably before you even start.
3. Apply for Federal or State credits, or both at the same time.
4. The finished project must meet the Secretary of the Interior's Standards for Rehabilitation.
5. Just note that Project Reviewers review the entire building, inside and out.

For more information about Tax Preservation Tax Credits go to Texas Historical Commission's web-page: www.thc.texas.gov. Contact a THC Tax Credit Program Specialist at 512-475-0129.