



TEXAS HISTORICAL COMMISSION

real places telling real stories

Texas Main Street

**Design Services: Case Studies from Main
Street Cities**



Baxter's on Main, Bastrop

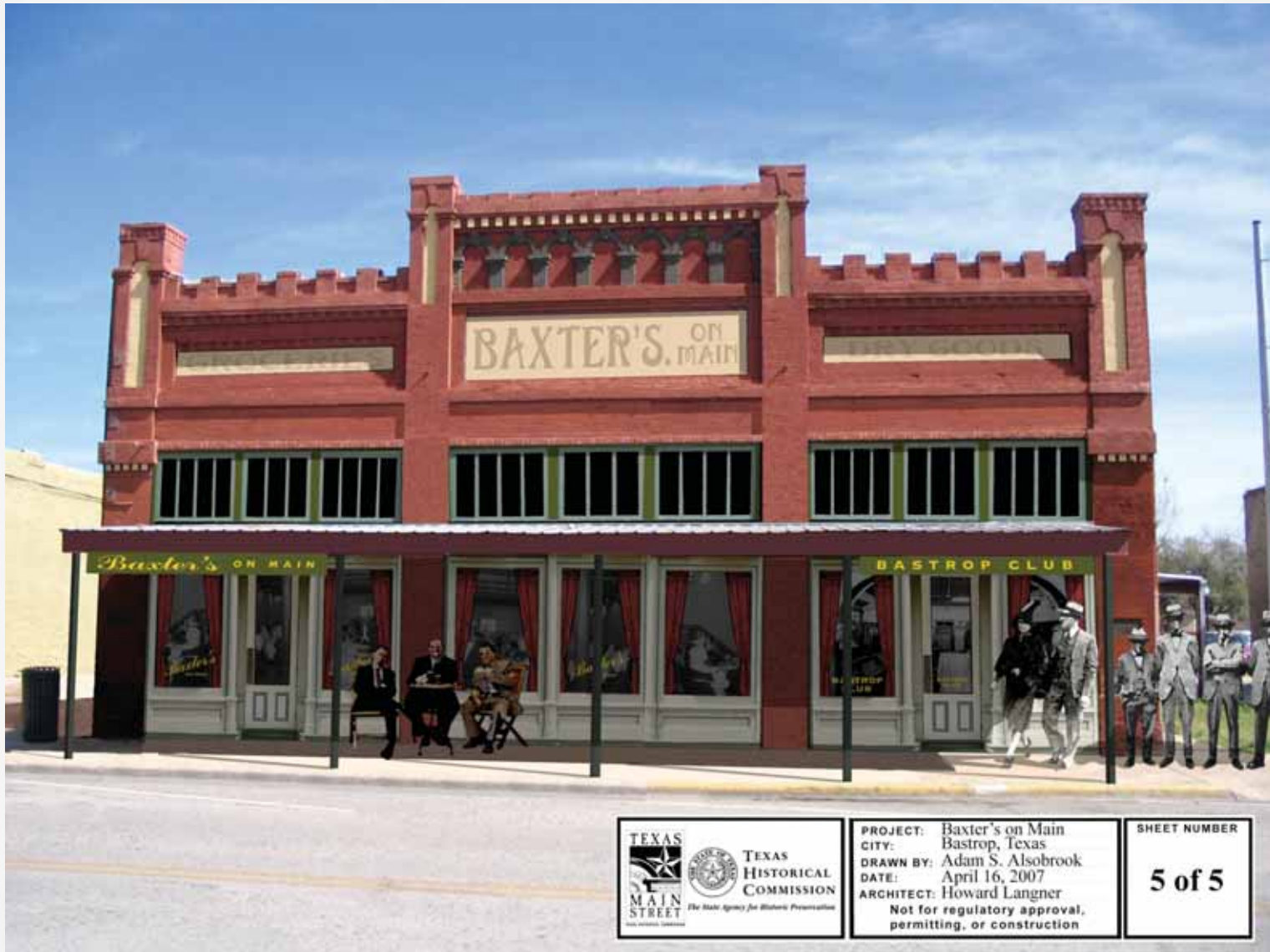
key recommendations of Texas Main Street Design Office

- replace bricked-in portion of façade with wood storefront
- restore transom windows above the canopy
- replace existing columns supporting the canopy with more slender columns
- consider signage that reinterprets the “dry goods” and “groceries” signs that are shown in historic photographs





Rendering of Baxter's On Main, Bastrop, April 2007





Baxter's On Main, Bastrop, August 2008





Green Grain, Brenham, March 2004



Existing
January 20, 2004
The Green Grain Building
Brenham, Texas



Green Grain, Brenham

key recommendations of Texas Main Street Design Office

- on north building (at right), center overhead door between window openings to achieve symmetry
- on south building (at left), replace brick to the right of door opening and install new set of doors
- apply plaster over brick to unify the buildings and hide patchwork of materials
- accent architectural detail with contrasting paint color
- add signage above canopy and on window headers





Rendering of Green Grain, Brenham, March 2004





Green Grain, Brenham, December 2004





Texas Theater, Pharr, February 2007





Historic photo of Texas Theater, Pharr, after 1940 remodel





Texas Theater, Pharr

key recommendations of Texas Main Street Design Office

- remove upper marquee and repair lower marquee
- repaint façade, including the decorative effects on the upper façade
- restore neon “TEXAS” letters and replace neon stripes on upper façade
- tile entry area with black and white tiles and add decorative stainless steel, as shown





Rendering of Texas Theater, Pharr, March 2007





Texas Theater, Pharr, December 2007





Out to Lunch, Livingston, May 2006





Out to Lunch, Livingston

key recommendations of Texas Main Street Design Office

- following removal of metal slipcover, inspect condition of brick and mortar, making repairs as necessary and taking care to match the color and composition of existing mortar
- consider rebuilding the parapet as it appears in historic photographs
- return windows to original configuration: replace two right upper windows with one-over-one sash windows
- consider replacing current doors with wood-framed doors





Rendering of Out to Lunch, Livingston, June 2006





Out to Lunch, Livingston, September 2006





1416 Sam Houston, Huntsville, June 2005





1416 Sam Houston, Huntsville

key recommendations of Texas Main Street Design Office

- Paint building to accent architectural details and to call attention to the art deco style of the building
- Subtle base color may be accented with two shades of blue-green, with a maroon strip painted at the base of the building



Strip of color at bottom base of building
SW 6027 (Cordovan)

Main Accent Color
181 (Green or SW 6480 (Lagoon))

Secondary Accent Color
SW 6479 (Dazzle) or SW 6471 (Hazel) or SW 6479 (Waterways)

Main Color of the Building
SW 6072, SW 7036
SW 6665, SW 7010
SW 6658, SW 7030
SW 6651, SW 6189
SW 6644
SW 6637





Rendering of 1416 Sam Houston, Huntsville, July 2005



Strip of color at
bottom/base of builing
SW 6027 (Cordovan)



Main Accent Color
481 (Green
or SW 6480 (Lagoon)



Secondary Accent Color
SW 6479 (Drizzle)
or possibly
SW 6471(Hazel) or
SW 6479 (Waterscape)



Main Color
of the Builidng
SW 6672, SW 7036
SW 6665, SW 7010
SW 6658 SW 7050
SW 6651 SW 6169
SW 6644
SW6637



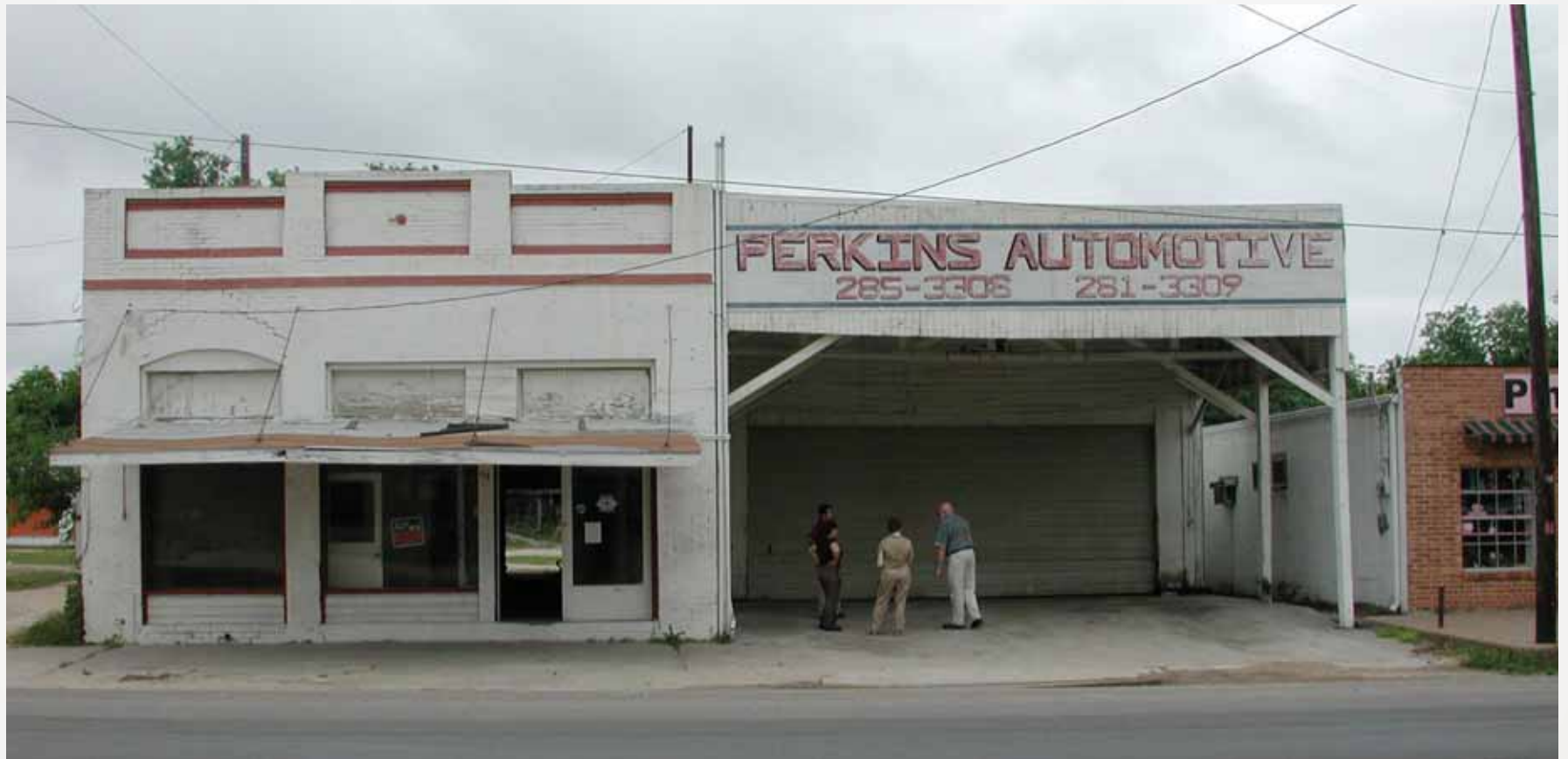


1416 Sam Houston, Huntsville, October 2005





El Maguey, Elgin, May 2004





El Maguey, Elgin, May 2004

key recommendations of Texas Main Street Design Office

- restore transom windows and rebuild canopy on building at left
- recess entrance and install wrought iron fence and gate to create open-air dining space in building at right
- repaint using warmer tones, retaining darker bands of color on parapet, and add signage





Rendering for El Maguey, Elgin, May 2004



	TEXAS HISTORICAL COMMISSION The State Agency for Historic Preservation		BUILDING: Perkins Auto/El Maguey
			CITY: Elgin, Texas
			DRAWN BY: Sarah Jane Blankenship
			DATE: May 4, 2004
			<small>Preliminary - Not for Construction. Photocopying is permitted.</small>



El Maguey, Elgin, November 2008





115 East Losoya, Del Rio, May 2002



115 East Losoya - Existing - 5/02



115 East Losoya, Del Rio

key recommendations of Texas Main Street Design Office

- use different color schemes for adjacent buildings to differentiate them
- highlight architectural detail, such as banding along cornice, sign frame, and canopies, with contrasting paint colors





Rendering for 115 East Losoya, Del Rio, September 2003



**TEXAS HISTORICAL COMMISSION/
Main Street Program**
Howard Langner, Architect, Registration #17280
This document is incomplete and may not be used for
regulatory approval, permit or construction.



BUILDING: 115 E. Losoya Drwg
CITY: Del Rio, Texas
DRAWN BY: Ellie Elbin
DATE: September 2, 2003
Preliminary - Not for Construction- Photocopying is permitted.



115 East Losoya, Del Rio





Gold's Department Store, Georgetown, May 2004



Existing
May 28, 2004
Gold's buildings
Georgetown, Texas



Gold's Department Store, Georgetown

key recommendations of Texas Main Street Design Office


- restore storefronts and entrances to each of the three buildings that comprise Gold's Department Store
- use historic photos to determine configuration of second story windows and transom windows
- add pressed metal cornice to largest of the three buildings, as well as cornice detailing to two other buildings
- add canopies and/or awnings to buildings, signage above the canopy, and pedestrian-oriented signs below the canopy





Rendering for Gold's Department Store, June 2004



 <p>TEXAS HISTORICAL COMMISSION The State Agency for Historic Preservation</p>	BUILDING: Gold's Buildings
	CITY: Georgetown, Texas
	DRAWN BY: Sarah Jane Blankenship
	ARCHITECT: Wayne Bell, FAIA
	DATE: June 29, 2004
<small>Preliminary - Not for Construction. Photocopying is permitted.</small>	



Gold's Department Store, Georgetown, October 2008





Times Building, Farmersville, March 2004

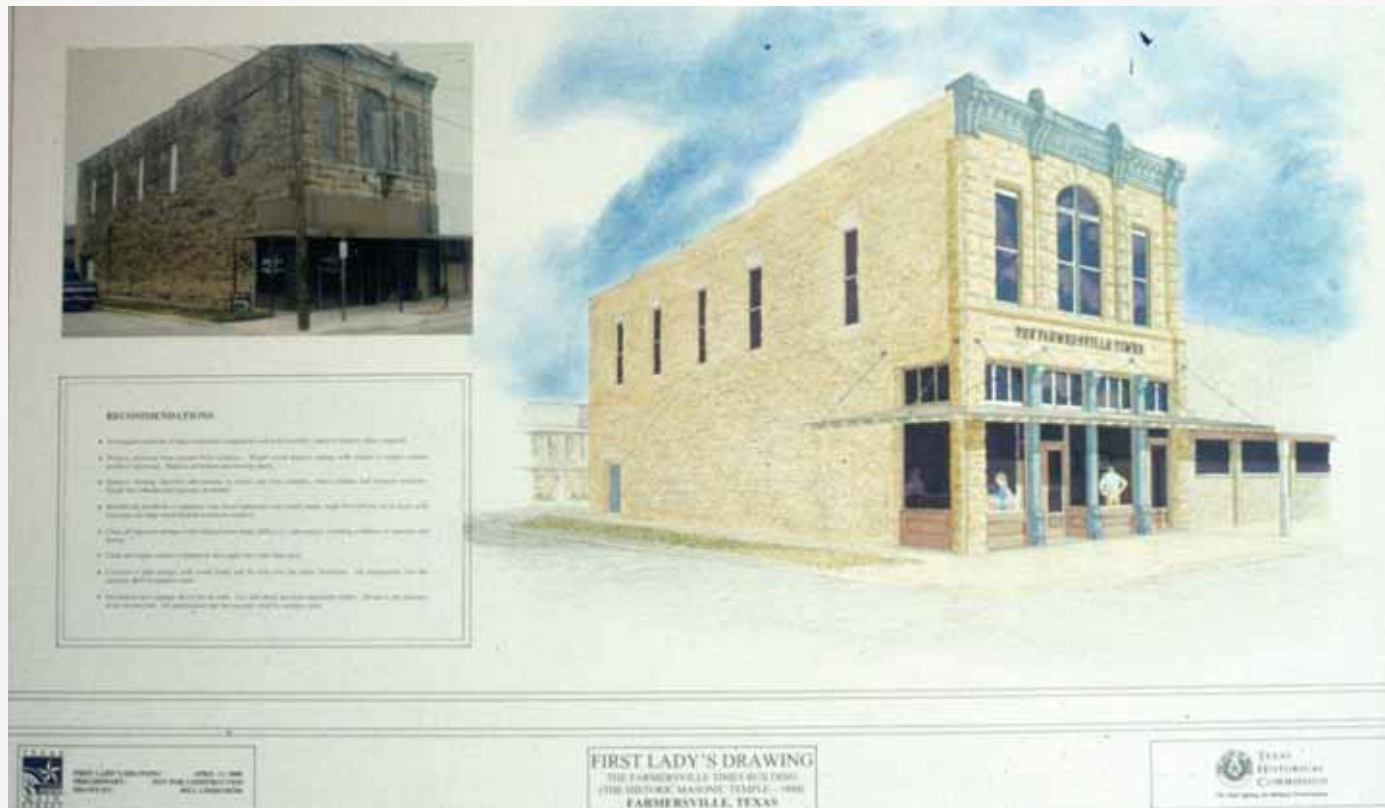




Times Building, Farmersville

key recommendations of Texas Main Street Design Office

- remove slipcover over lower portion of façade and gently clean stone to restore original appearance
- restore transom and second story windows
- rebuild storefront including columns, bulkheads, and canopy





Times Building, Farmersville, August 2006





200 S. Washington, Pilot Point, May 2002



200 S. Washington - Existing 5/02



200 S. Washington, Pilot Point

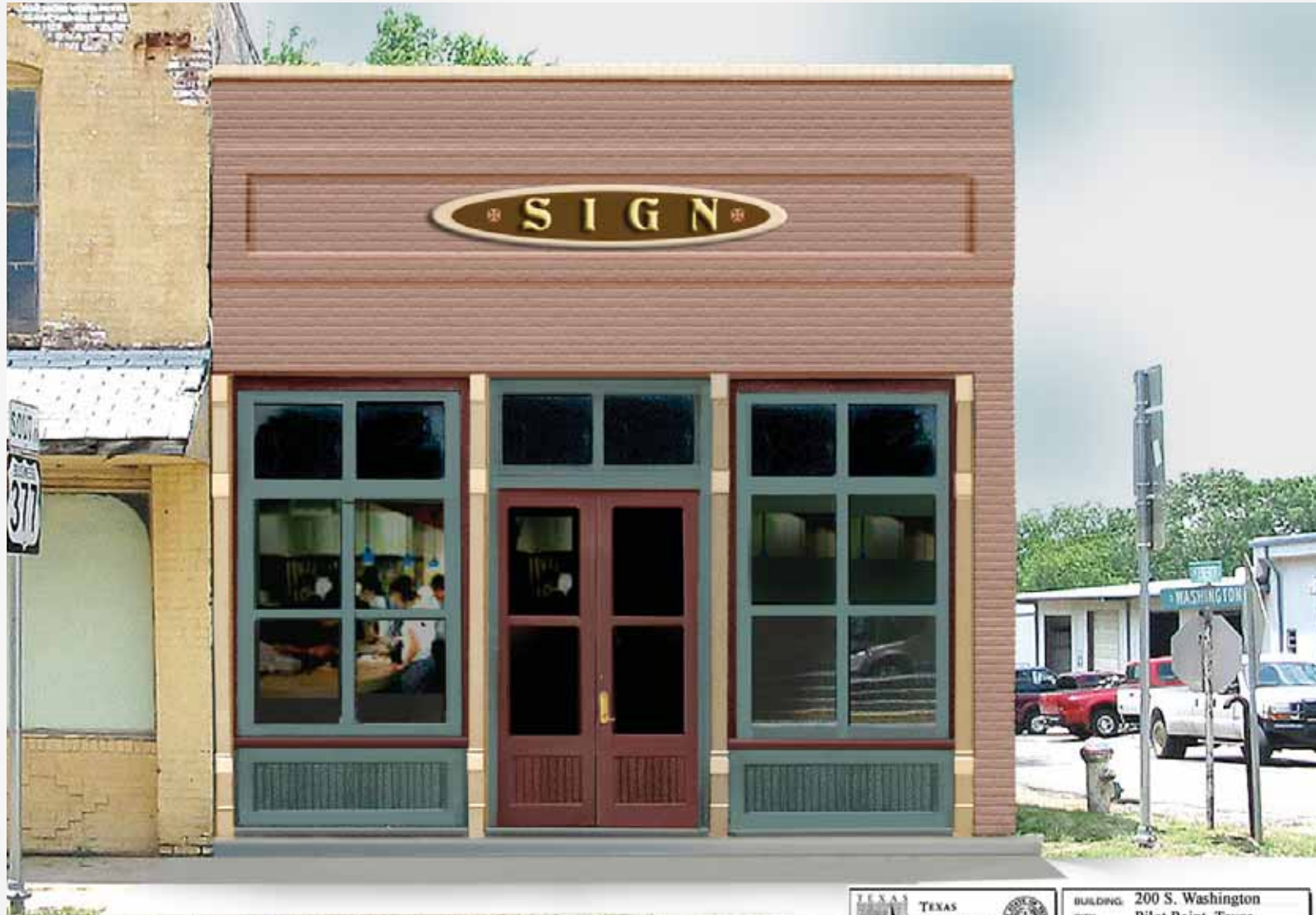
key recommendations of Texas Main Street Design Office

- gently clean brick to remove white paint, and rebuild portion of parapet that has collapsed
- replace broken panes of glass in storefront
- accent columns and door and window frames with contrasting paint colors





Rendering for 200 S. Washington, Pilot Point, July 2003



BUILDING:	200 S. Washington
CITY:	Pilot Point, Texas
DRAWN BY:	Ellie Elbin
DATE:	7-9-03
<small>Preliminary. Not for Construction. Photocopying is permitted.</small>	



200 S. Washington, Pilot Point, after rehabilitation





Higginbotham's, Comanche, January 2001





Higginbotham's, Comanche

key recommendations of Texas Main Street Design Office

- remove shingled awning and assess condition of façade beneath, taking care to preserve as much original architectural detail as possible
- repair transom windows as necessary and rebuild tie-rod supported canopy
- repaint building using neutral color palette





Rendering of Higginbotham's, Comanche, February 2002



Historic Photo

Existing Exterior

Design Considerations:

Although the building appears to be in good overall condition, it is in need of exterior cleaning and thorough inspection of the building's interior. The existing exterior is composed of concrete, masonry, and brickwork. The existing exterior is in need of repair and maintenance. The existing exterior is in need of repair and maintenance. The existing exterior is in need of repair and maintenance.

Exterior paint to be replaced for color of original finish. Exterior finish should be replaced for color of original finish. Exterior finish should be replaced for color of original finish.

The design proposals should focus on repairing the exterior masonry and roof. The design proposals should focus on repairing the exterior masonry and roof. The design proposals should focus on repairing the exterior masonry and roof.

Interior improvements should be incorporated into a separate comprehensive restoration program that addresses interior, exterior, and site improvements.

Date: February 27, 2002
 Address: 401 North Houston Street
 Drawn By: Marc Strickland
 For: Historic Commission

First Lady Drawing
 Comanche, Texas





Higginbotham's, Comanche, January 2004





Toto's Mexican Restaurant, Taylor, March 2008





Toto's Mexican Restaurant, Taylor

key recommendations of Texas Main Street Design Office

- tone down color scheme by repainting with more muted colors
- brighter colors may be used for signs
- consider adding a short canvas awning below the canopy





Rendering for Toto's Mexican Restaurant, Taylor, April 2008





Toto's Mexican Restaurant, Taylor, April 2008



