



**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*

# **Texas Main Street**

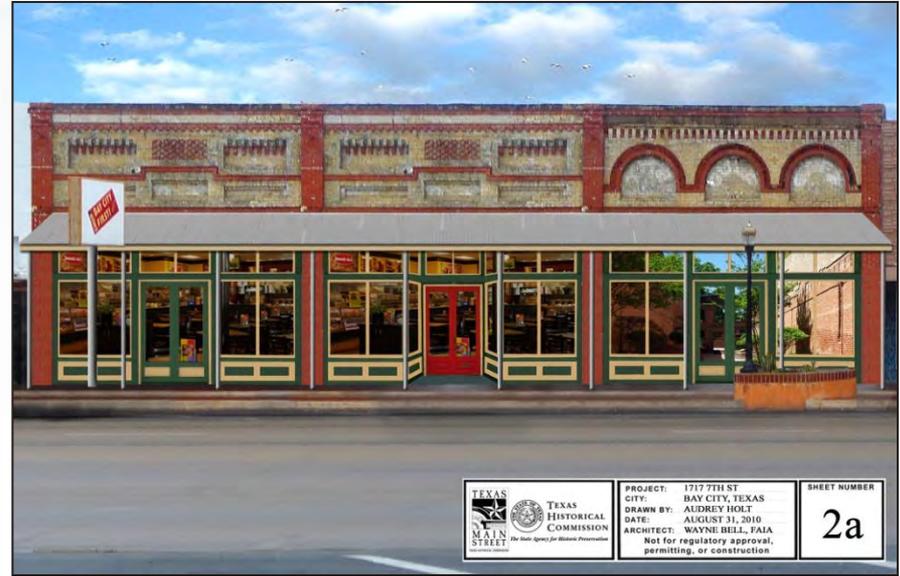
**Design Services: Case Studies from Main  
Street Cities**



# 1717 7<sup>th</sup>, Fat Grass Restaurant, Bay City



Existing Photograph

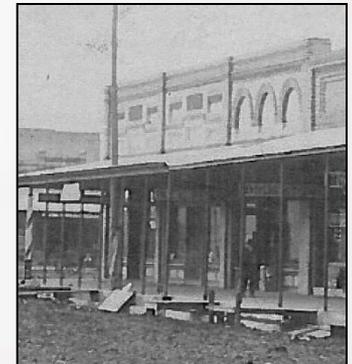


Rendering

		PROJECT: 1717 7TH ST CITY: BAY CITY, TEXAS DRAWN BY: AUDREY HOLT DATE: AUGUST 31, 2010 ARCHITECT: WAYNE BELL, FAIA <small>Not for regulatory approval, permitting, or construction</small>	SHEET NUMBER <b>2a</b>
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## Key Recommendations from Texas Main Street Design Center

- After removal of the slipcover on the far left, inspect the condition of brick and mortar and make repairs as necessary.
- Replace storefronts with wooden storefronts based on the historic photograph.
- Recreate pole-supported canopy seen in the historical photograph.
- Rebuild a structure in the center storefront bay, combining it with the structure on the left for the dining areas for a restaurant. Leave the right storefront bay open air for a patio area.



Historical Photograph



# 1717 7<sup>th</sup>, Fat Grass Restaurant, Bay City



*Existing Photograph*



*After Photograph*



# 101 West Oak, Palestine



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Historic wooden windows are stored in the upper floor of building. Remove the window covers, put the windows back in the window openings and repair historic windows.
- Transom windows are intact and can be seen from the interior. Remove plywood covers and make any needed repairs to the transom windows.
- Remove the modern storefront and reveal cast iron columns. Rebuild wooden storefronts based on historical photographs.
- Rebuild a tie rod supported canopy.



*Historical Photograph*



# 101 West Oak, Palestine



*Existing Photograph*



*After Photograph*



# 148 Quitman, Pittsburg



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- A building was demolished on the left. Prior to any cosmetic changes, inspect this party wall for structural stability and ensure its impenetrability to water.
- Cast iron columns can be seen at the top of the storefront. Remove coverings to reveal columns all the way down to the ground.
- Recreate a historically appropriate wooden storefront.
- Paint the building façade an earth tone color similar to the original brick.
- Place signage in the sign frieze area. Sample signage was rendered.

		PROJECT: 148 Quitman Street	SHEET NUMBER
		01/01/2005	2 of 2
		DRAWN BY: Sarah J. Blankenship	
		DATE: November 9, 2010	
		ARCHITECT: Wayne Ball, FAIA	
		Not for regulatory approval, permitting, or construction	



# 148 Quitman, Pittsburg



*Existing Photograph*



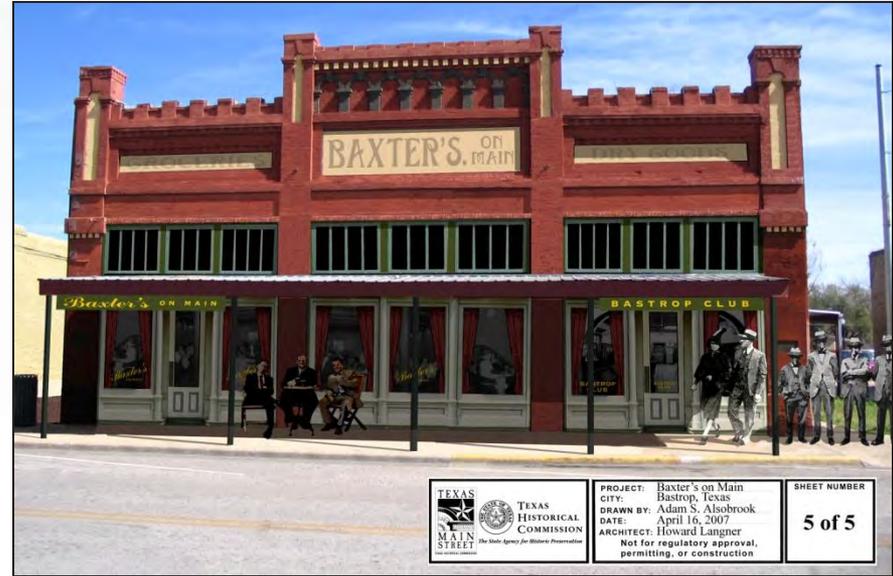
*After Photograph*



# Baxter's on Main, Bastrop



Existing Photograph

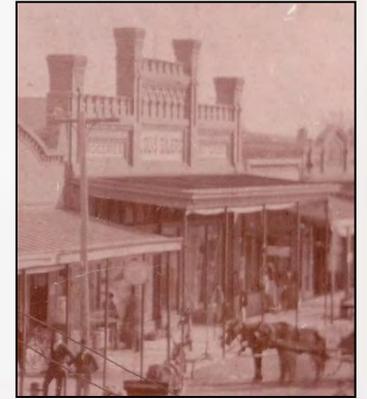


Rendering

		PROJECT: Baxter's on Main CITY: Bastrop, Texas DRAWN BY: Adam S. Alsbrook DATE: April 16, 2007 ARCHITECT: Howard Langner <small>Not for regulatory approval, permitting, or construction</small>	SHEET NUMBER <b>5 of 5</b>
	<small>TEXAS HISTORICAL COMMISSION</small>		
	<small>TEXAS MAIN STREET</small>		
	<small>The State Agency for Historic Preservation</small>		

## Key Recommendations from Texas Main Street Design Center

- Replace the bricked-in façade with period appropriate wooden storefront.
- Recreate the transom windows above canopy.
- Replace the existing column canopy supports with more slender poles.
- Consider signage that reinterprets the “dry goods” and “groceries” signs shown in historical photographs.



Historical Photograph



# Baxter's on Main, Bastrop



*Existing Photograph*



*After Photograph*

# 109-111 College Street, Waxahachie



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Remove the slipcover over the transom windows on the left building and repair them.
- For both buildings, remove the existing awnings and replace them with ones that will showcase the stained glass transom windows.
- Rebuild the storefront on left building to be more historically appropriate. Use the storefront on the right as guidance. Differentiating the storefronts through colors is recommended.



# 109-111 College Street, Waxahachie



*Existing Photograph*



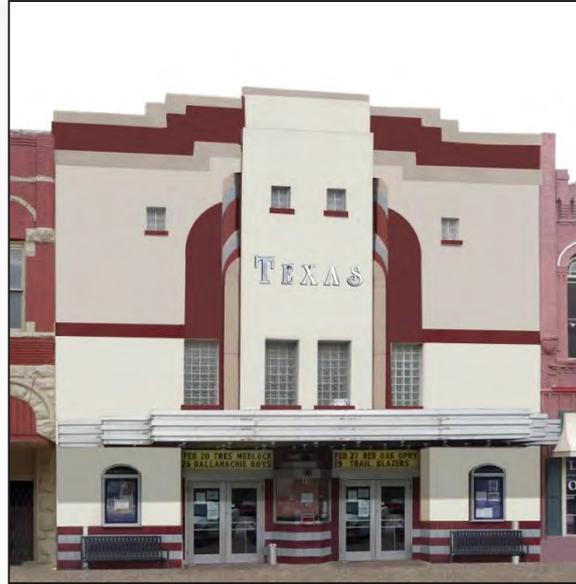
*After Photograph*



# Texas Theater, Waxahachie



*Existing Photograph*



*Rendering 1*



*Rendering 2*

## Key Recommendations from Texas Main Street Design Center

- A new color scheme was requested. The building's current style has Art Deco motifs. Repaint the façade to pick up on existing architectural features.
- Use colors that complement the tile on the first floor façade.
- Consider replicating the historic "Texas" sign (see Rendering 2).



*Historical Photographs*



# Texas Theater, Waxahachie



*Existing Photograph*



*After Photograph*



# Starr Gas, Rio Grande City



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Retain and repair the existing canopy.
- Remove the metal bars from the windows and doors to increase pedestrian friendliness.
- Repaint the building using a red for the pressed metal on the upper façade (to mimic brick), and use cream and brown for the wooden storefront trim.
- Add signage for “Starr County Gas Company” on the windows on either side of the main entrance.



# Baxter's on Main, Bastrop



*Existing Photograph*



*After Photograph*



# 1028 Main, Bastrop



*Existing Photograph*



*Existing conditions under slipcover*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Remove the brick slipcover and mansard style metal canopy.
- Following the removal of the brick slipcover, inspect the condition of the brick and mortar and make repairs as necessary, taking care to match the color and composition of existing mortar.
- Recreate the tie rod canopy, wood storefront, and transom windows using traditional proportions.



*Historical Photograph*



# 1028 Main, Bastrop



*Existing Photograph*



*After Photograph*



# Texas Theater, Pharr



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Remove the upper marquee and repair the lower marquee.
- Repaint the façade, including the upper façade's decorative effects that are seen in the historic photograph.
- Restore the neon "TEXAS" letters & the strips of neon on the upper façade.
- Tile the storefront in the spirit of the Art Deco style using black and white tiles and add decorative detailing to the doors.



*Historical Photograph*



# Texas Theater, Pharr



*Existing Photograph*



*After Photograph*



# Out to Lunch, Livingston



Existing Photograph



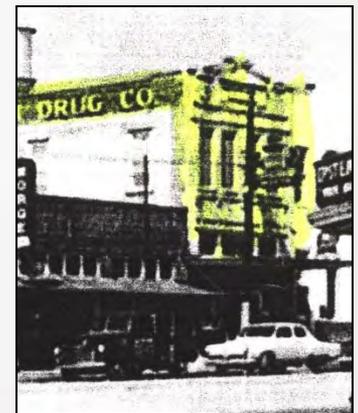
Existing conditions under slipcover



Rendering

## Key Recommendations from Texas Main Street Design Center

- After the removal of the metal slipcover, inspect the condition of the brick and mortar and make repairs as necessary, taking care to match color and composition of the existing mortar.
- Consider rebuilding parapet as it appears in the historical photographs.
- Return the windows to their original configuration. Replace the two right, upper windows with one-over-one sash windows.
- Consider replacing the current doors with wooden doors.



Historical Photograph



# Out to Lunch, Livingston



*Existing Photograph*



*After Photograph*



# 1416 Sam Houston, Huntsville



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Repaint the building to accent its architectural details and call attention its Art Deco styling.
- A neutral base color may be accented with two shades of blue-green and maroon.
- Exact paint color selections were chosen from the manufacturer of the owner's choice.



# 1416 Sam Houston, Huntsville



*Existing Photograph*



*After Photograph*



# Gulf Station, Grand Saline



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Retain the original architecture of the building. Reopen the glass window on the right corner.
- Inspect condition of brick and mortar. Clean brick using gentlest means possible and make repairs as necessary, taking care to match the color and composition of existing mortar when repointing.
- Repaint the building using colors that were historically used on Gulf Stations.
- Consider placing antique gas pumps under canopy.



# Gulf Station, Grand Saline



Existing, February 2004  
Gulf Station, 115 E. Garland  
Grand Saline, Texas

*Existing Photograph*



*After Photograph*



# 115 East Loysoya, Del Rio



115 East Losoya - Existing - 5/02

*Existing Photograph*



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



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

*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Use coordinating color schemes for each adjacent building to differentiate them from each other.
- Highlight the architectural details, such as the banding along cornice, the sign frame, and the canopies, with contrasting paint colors.
- Replace the broken windows on the second story of the right building.



# 115 East Losoya, Del Rio



115 East Losoya - Existing - 5/02

*Existing Photograph*



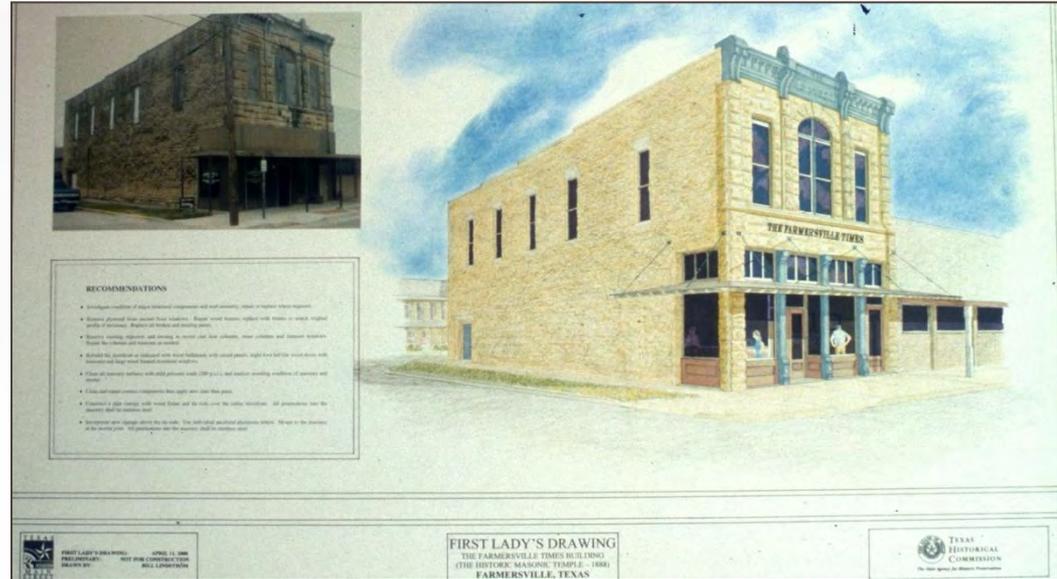
*After Photograph*



# Times Building, Farmersville



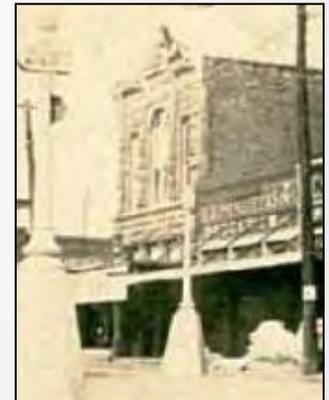
Existing Photograph



Rendering

## Key Recommendations from Texas Main Street Design Center

- Remove the slipcovers over the lower portions of the façade and gently clean the stone to restore original appearance.
- Restore the transom windows and second story windows.
- Restore the storefront including columns, bulkheads and tie rod canopy.



Historical Photograph



# Times Building, Farmersville



*Existing Photograph*



*After Photograph*



# 200 S. Washington, Pilot Point



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Gently clean the brick to remove the white paint. Rebuild the portion of the parapet that collapsed.
- Replace the broken panes of glass in the storefront.
- Accent architectural features, such as the columns, doors and window frames, with contrasting paint colors.





# 200 S. Washington, Pilot Point



*Existing Photograph*



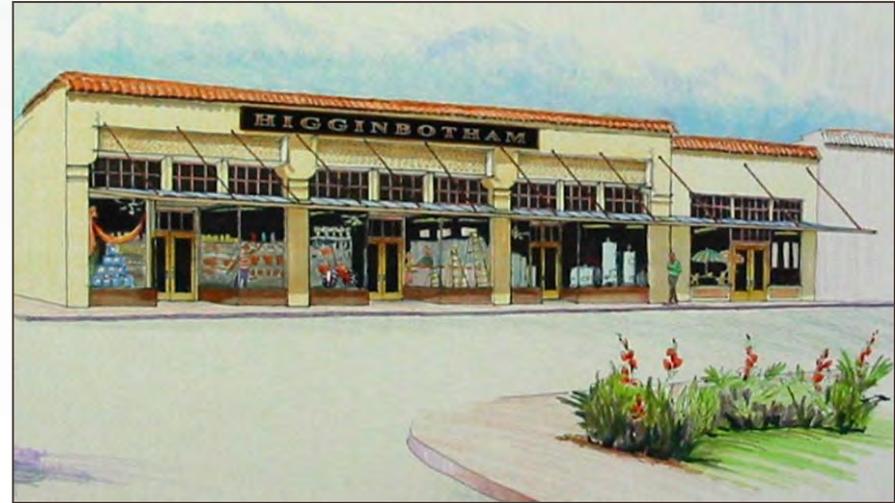
*After Photograph*



# Higginbotham's, Comanche



*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Remove the shingled awning and assess condition of the façade beneath, taking care to preserve as much original architectural detail as possible.
- Repair transom windows as necessary and recreate the tie rod supported canopy.
- Repaint the building using a neutral color palette to highlight architectural details.



*Historical Photograph*



# Higginbotham's, Comanche



*Existing Photograph*



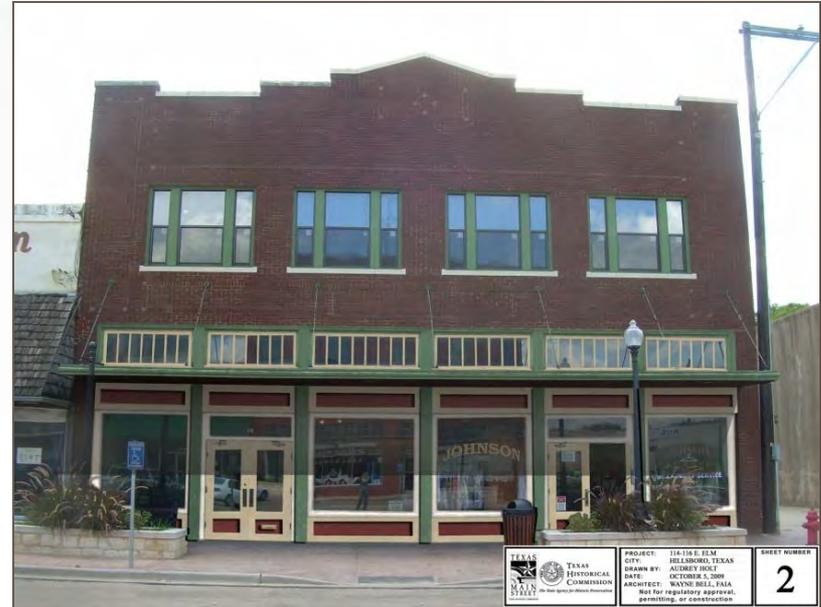
*After Photograph*



# 114-116 E. Elm, Hillsboro



*Existing Photograph*



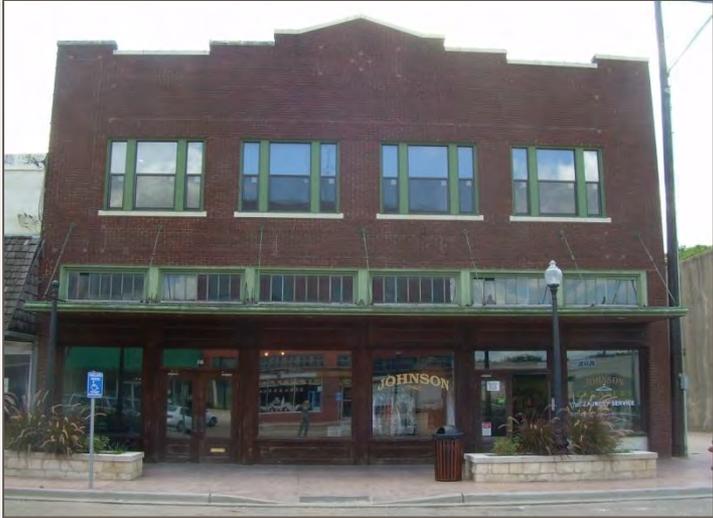
*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Repair and repaint, rather than replace, the transom windows and wooden storefront. Maintenance issues can be resolved without considering replacing the storefront with rock, or the transom windows with vinyl windows. Simple repairs and a coat of paint are a long lasting, cost effective solution.
- Owners requested new color schemes. The color scheme ties the upper story windows with the transom windows and storefront below, highlights architectural details and coordinates with the brick.



114-116 E. Elm, Hillsboro



*Existing Photograph*



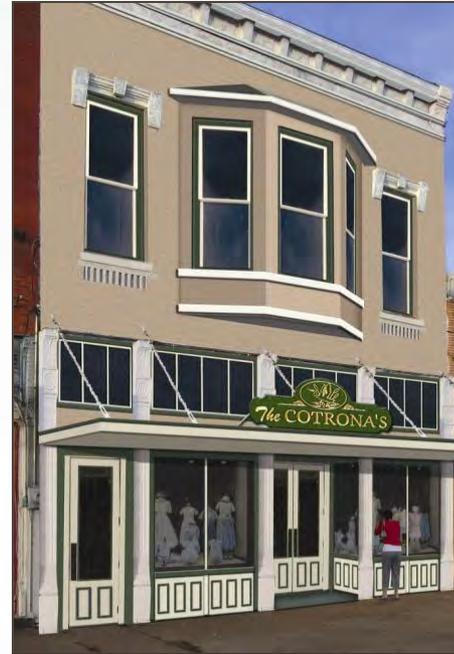
*After Photograph*



# 115 W. Spring Street, Palestine



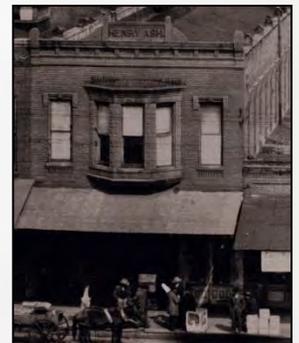
*Existing Photograph*



*Rendering*

## Key Recommendations from Texas Main Street Design Center

- Reveal, clean, repair, and repaint the cast iron elements on façade.
- Restore the transom windows and repair the existing canopy, rather than recreating the canopy seen in historical photo.
- Recreate the bay window on the second story, and the traditional storefront on the first story.



*Historical Photograph*



# 115 W. Spring Street, Palestine



*Existing Photograph*



*After Photograph*



# Exquisite Jamaican Pastries, Pharr

## Sign Design Assistance

Objective: Design a sign to be in balance with overall character of property. A sign should not in any way obscure or compete with the architectural details of a historic façade.



*Rendering*



*After Photograph*



# Vineyard Wine Bar & Cafe, Brenham

## Sign Design Assistance

Objective: Design a sign to be in balance with the overall character of property. A sign should not in any way obscure or compete with the architectural details of a historic façade.



Rendering



After Photographs



# First United Methodist Church, Rockwall

## Sign Design Assistance

Objective: Design a sign to be in balance with the overall character of property. A sign should not in any way obscure or compete with the architectural details of a historic façade.



*Renderings*



*After Photograph*



# Just Kidds & More, Georgetown

## Sign Design Assistance

Objective: Design sign to be in balance with the overall character of property. A sign should not in any way obscure or compete with the architectural details of a historic façade.



Rendering



After Photograph



# Logo Designs

## Logo Assistance



*Renderings used by cities for their logo*



