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TEXAS MAIN STREET DESIGN REPORT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Re: Roy's Café, 306-308 Beaton Street
City: Corsicana
Date: September 22, 2008
By: Sarah Jane Blankenship *Project Design Assistant* and Wayne Bell, *Architect*

The Texas Main Street Office and its staff professionals do not provide building code review, hazardous material inspections, structural engineering, or any other service that is not specifically listed on the Texas Main Street Design Assistance Program Form. All building or business owners who are selected to receive design assistance from the Texas Main Street Program are required to read and sign the Texas Main Street Design Assistance Form and return a copy to the Texas Main Street Office prior to the release of information.

This rendering is offered as part of the Design Assistance Program available through the Texas Main Street Office and may not be used for regulatory approval, permit, or construction. 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.

Existing Condition and Design Request:

On August 28, 2008, Main Street Architect Wayne Bell visited the buildings at 306-308 Beaton Street. Evonne Blackwell, owner of Roy's Café (306 Beaton Street) has purchased the neighboring building (308 Beaton Street) and requested design ideas that will visually tie the two buildings together so they appear as one business with two functions. Ms. Blackwell wishes to incorporate the existing signage and logo on the combined buildings. The Owner does not intend to alter or restore the storefront on the building at 306 Beaton, which shows recent infill of raised plate glass windows above a high masonry bulkhead with a contemporary aluminum and glass entry to the right of the storefront.

Below: Existing Photograph (August 2008)



Design Recommendations:

Main Street Staff has provided two designs recommendations that unify the buildings through color, signage, and canopy.

Canopy: The canopy from the building on the left has been extended to the building on the right. There is a step down in the canopy height due to the location of the tie rods and transom windows on the building to the right (recently acquired). The step down creates an interesting visual element when the face materials are connected in a continuous fashion as shown. Existing tie rods on each canopy have been retained. The square anchors that attach the tie rods to the building have been painted to stand out from the new paint colors.

Signage: The current signage that is attached to the building and matching logo are important to the business identity. The renderings suggest expanding on the design of the business logo on other areas of the building to bring unity to the individual buildings. The sign colors, red, black, and white have been used as accent colors in option one. Only the black and white have been used in option two. At the top of the left building, 306 S. Beaton, a painted design has been added that references the pattern seen in the logo above the word *café*.

A simplified version of the projecting sign is shown painted on the left building. This helps break up the large space in between the two windows without adding inappropriate architectural features. Option one shows the sign painted on the building in the same colors. Option two shows the reverse colors on the portion that says "Roy's." In both options the new building name, "Roy's Back Porch" has been painted in white on the black stripe in the same font as the existing signs.

Entrances: The left building's entrance, 306 S. Beaton, has been left in its present configuration. The building to the right, 308 S. Beaton, has been modified at some time to provide two independent spaces each with its own entrance door. It is recommended that the arrangement be changed into one recessed entry way with a single wood and glass door. Wooden bulkheads supporting plate glass windows are shown canted leading to the entrance doorway. Four wooden columns have been added; two full length columns at either side the new recessed entry way, and two shorter columns above the existing brick bulkhead at the far edges of the existing storefront windows. The intent of these wood turned columns is to recall the Victorian character of the original building while hiding the contemporary aluminum window trim.

Windows: The existing second story windows on 306 S. Beaton Street have been changed to a large single pane giving the building a more contemporary appearance than the brick façade and parapet suggest. More suitable windows for this historic building would have multiple panes. A six over six pane configuration has been shown; however, a two over two pane or even one over one pane might also be appropriate.

The right building, 308 S. Beaton has been rendered with transom windows that are presumed to be in place. Existing windows should be appropriately restored. In the event that the transom windows are missing, reconstructed windows should be configured as shown in the rendering. Transom windows bring a quality finished look to the building while allowing good natural lighting into the newly renovated space and thereby better displaying the original metal

ceiling, which itself is an asset to the building. The north half of the building presently has a lowered ceiling which is to be removed to expose the original metal ceiling.

Main Building Color:

Option 1:

Option One works with the exposed brick color seen below the canopy on the building Roy's Café currently occupies, 306 S. Beaton Street. This color is a beige/light brown color and noted in Corsicana's design guidelines as an acceptable brick color toward which to match. As a general rule TMSA does not recommend painting over brick that has not previously been painted. Painting brick not only alters the original color but also interferes with the way brick repels water and can actually cause moisture to be captured behind the paint causing damage to the paint as well as retaining moisture which can affect the building's interior. However, this location of unpainted brick is beneath the canopy where it receives minimal exposure to weather. Additionally, the brick is not original and the original brick above the canopy has already been painted, so painting the new brick might be considered acceptable. One suggestion is to leave this brick unpainted and paint the upper façade and neighboring building (each of which is already painted) to match.



Option 2:

Option Two applies a brick red as the base color (a color for which the Owner indicated a preference). The brick red will be different than the more saturated red seen in the sign/logo; therefore the red accent color would best be replaced to prevent color clash. Instead, a yellow-ochre has been shown as an accent color.



Please note that the design scheme is by no means fixed or inflexible. After the owner has had a chance to review the recommended concept, the Texas Main Street Center Staff will work with the owner(s) to help develop their rehabilitation plan for this particular building. It is also requested that TMSC be notified when clarification of design elements might prove helpful or when an alternate scheme is contemplated.

Upon receipt of this document, the Building Owner, Business Owner, and Main Street Manager are requested to acknowledge receipt by contacting the Project Design Assistant Sarah Blankenship (512) 463-9129 or Wayne Bell (512) 463-0961.