

DOWNTOWN PLAZA DISTRICT GUIDELINES

A. DISTRICT A: COMMERCIAL FRONTAGE ZONE

I. Statement of Purpose

The Commercial Frontage Zone is a sub-district of the Downtown Plaza District that is characterized by a continuous frontage of historic, commercial buildings, set along a uniform setback line, defining a uniform street space. Therefore, it is the intention of these guidelines to:

- **Preserve** the historic character and visual identity within this sub-district. The previously established built fabric must be restored, reconstructed, and perpetuated in all development activities within this sub-district.
- **Infill** the remaining vacant properties (and/or expansion/adaptive re-use of existing buildings), while perpetuating the historic character of the downtown core. The expansion and adaptive re-use of existing buildings, as well as the creation of spatial opportunities for pedestrian interchange not currently available within the rigidly defined street space must be addressed as well.
- **Enrich** the street as a place for pedestrian comfort, beauty, and convenience.
- **Revitalize** investment interest in the Commercial Frontage District, encouraging greater retail, service, and commercial activity on the street. Such revitalization will require that public and private development activity bring to the historic streetscape those elements that the market place views as desirable.

II. Streetscape Guidelines

1. **Tree Planting:** The rights-of-way of Beaton and 5th Avenue shall be planted with a thematic street tree that sets a distinctive visual character. Therefore the existing pattern of Live Oak trees currently found along Beaton, between 5th Avenue and 4th Street, shall be continued along both Beaton Street and 5th Avenue within the this zone. Live Oak trees with a minimum caliper of 4 inches shall be planted 60 feet on center along the right-of-way for Beaton and 5th Street within the Commercial Frontage Zone. As illustrated in **Diagram 1**, this pattern of tree planting shall start at the intersection of each block within the *block terminus pad* (see section I.A.11 of the Guidelines) with a block length between these terminals sub-divided for even tree spacing at approximate 60-foot centers. Trees should not be closer than 50 feet, nor further apart than 70 feet, with a minimum of 6 trees per block. Trees so planted shall be set at a distance consistent with the current tree planting beds along the streets in the Commercial Frontage Zone district. These trees shall also be set in tree wells using a standard tree grate (see Appendix B for acceptable hardware).

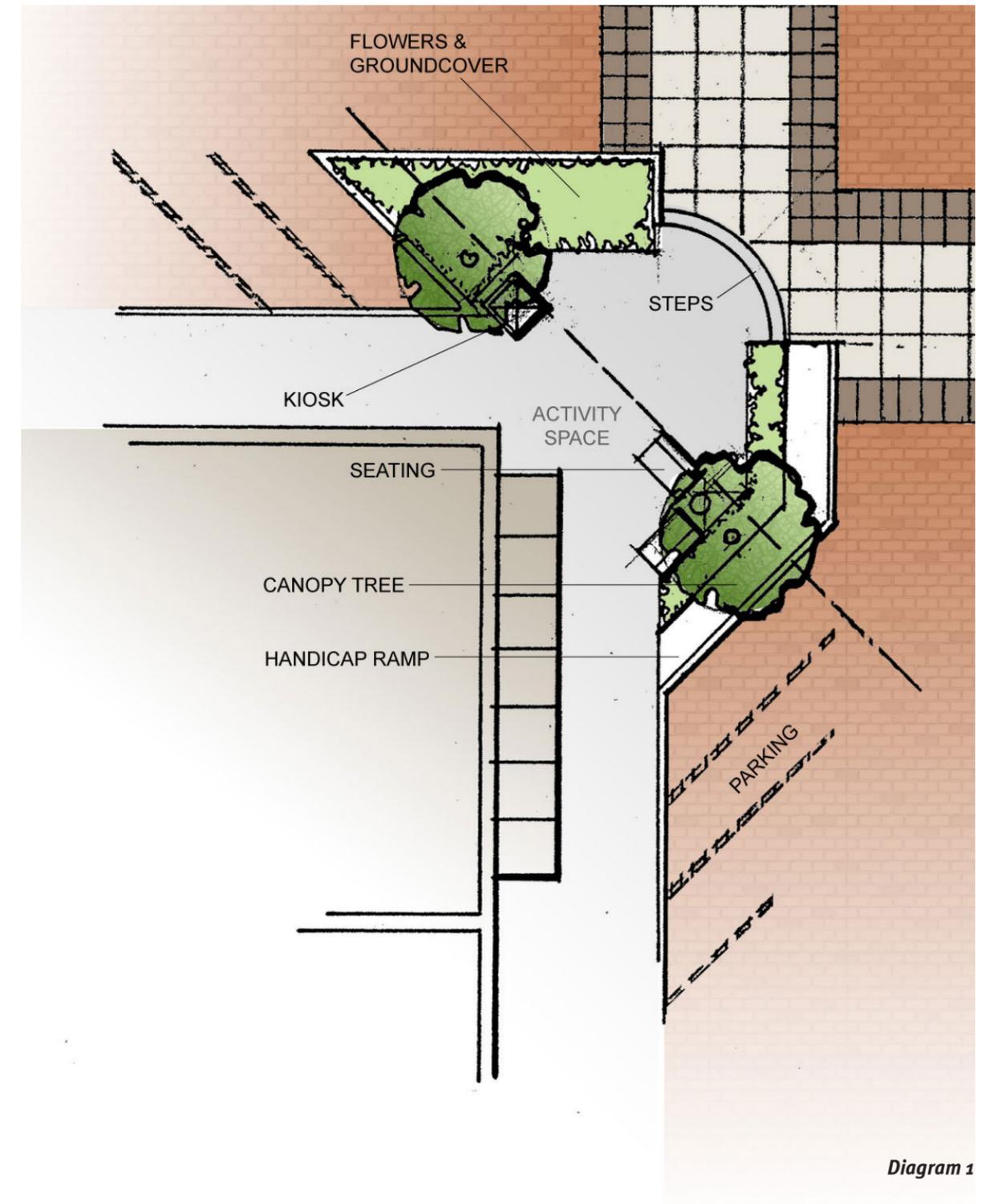


Diagram 1

2. **Tree Lighting:** The night image and sense of pedestrian security is enhanced by an ambient light level greater than that provided by streetlights alone. Therefore, street trees planted in accordance with this guideline shall be lit with downlights. A minimum of one downlight per every 2 inches of trunk caliper (as measured 12 inches above the root ball) shall be used, with a maximum of 4 lights per tree.
3. **Street Lighting:** Street lighting within the Commercial Frontage Zone must provide visual character, provide sufficient light to accommodate public safety and enhance public use, and provide an infrastructure for the display of banners and other seasonal/ceremonial displays. Therefore, the standard street light specified in Appendix B shall be installed at approximately 60 feet on center, between the above-specified trees. These lights must be equipped with banner arms that allow banner displays on both the sidewalk and the street side of the light standard.
4. **Sidewalks:** Sidewalks are the major pedestrian accommodation within the Downtown Plaza District, providing needed elements of continuity. Wherever possible, sidewalks shall maintain a minimum width of 10 feet to allow for right-of-way and for tree planting. Sidewalks will be finished with standard broom finished concrete. No stamped concrete patterns or individual treatment of sidewalks at any storefront will be permitted, except for handicap access ramps.
5. **Sidewalk Encroachment:** It is desirable that the first floor retail venues be allowed from time to time to externalize their merchandise and/or activities by moving them into the sidewalk space. Subject to individual, case-by-case review by the city manager (to determine if such encroachments would impede the flow of pedestrian traffic), sidewalk encroachment is encouraged by these guidelines. No sidewalk encroachment shall cause the remaining sidewalk space to be reduced to less than 5 feet.
6. **Curbs:** Many downtown areas in Texas have distinctively high curbs that were originally constructed to accommodate horses and carriages. Such curbs are a historic legacy that enrich the perceived sense of history so attractive to commercial use of the street space. Therefore, existing high curbs shall be preserved and restored where possible. Handicap ramps required to meet ADA standards shall conform to the design shown in **Diagram 1**. For all other curbs, handicap ramps shall conform to the Texas Accessibility Standards.
7. **Street pavement:** Brick pavers are generally recognized as the paving material most typical of downtown Corsicana's era of economic vibrancy. Brick pavers have a traffic-calming effect. They tend to pedestrianize the street, making it more compatible with pedestrian use of the Commercial Frontage Zone. They also create a distinctive visual identity for this zone. Therefore, Beaton Street between 2nd and 7th, and 5th Street from Business 75 up to and including its extension into the Carriage District should be re-paved with a brick paving surface. Stamped concrete does not comply with the

pavement type designated in this guideline.

8. **Street Furniture:** Pedestrian use of sidewalk space is facilitated by the provision of public furniture and hardware. Therefore, the following pedestrian furniture and hardware must be provided:
 - a. 1 two-bench seating group per block within the Commercial Frontage Zone. Benches placed within the block between the block termini shall be side by side or back to back if sidewalk width permits. Benches placed in the terminus shall be arranged in an opposing or "L-shaped" configuration to facilitate social interchange. The benches listed in Appendix B shall be used.
 - b. 1 trash receptacle per block, adjacent to the above-described seating group. See Appendix B.
 - c. 1 kiosk on the north and south sides of the intersection of Beaton and 5th Streets. These kiosks shall be selected according to Appendix B.
 - d. Bollards shall be located on the edge of streets where there is a vertical offset next to a seating group or where a street shares a common ground plane with pedestrian spaces (such as the Downtown Plaza).

The placement of other street furniture, such as newspaper boxes, mailboxes, and telephones, shall be reviewed by the City of Corsicana to determine appropriateness, so as not to distract from the continuity of the Commercial Frontage Zone streetscape.

9. **Intersections:** Recognition of the district is conveyed by treatment of street intersections within it and around its perimeter. Specialized intersection design increases overall visual character of a district, allows traffic to recognize that it has entered an identifiable place, slows down traffic, and enhances pedestrian crossing at intersections. Recognition of the edge and the interior requires two correlational yet distinct designs for intersections, designated herein as major intersections and minor intersections.
 - a. A **major intersection** shall mark the four corners of the district perimeter (such as the intersection of 5th Street and Business 75), thereby acknowledging primary points of entry into the Downtown Plaza District. Therefore, a major intersection shall conform to the general design shown in **Diagram 2** and contain the design elements noted therein. Major intersections exist at 5th and Business 75, 2nd and Beaton, 7th and Beaton, 7th and 12th, and 2nd and 12th.

District Plan illustration.

10. Signage: Continuity is one of the ways by which a sense of district is created. Public signage is a key element in establishing and sustaining a sense of continuity. However, public signage is regulated by public safety codes that typically specify placement and content. Therefore, it is the intention of these guidelines to standardize public signage by creating consistent sign standards and means of attachment distinctive to the Downtown Plaza District. There are two types of signs that shall be used: pole signs and mounted signs. Guidelines for these two sign types are as follows.

a. Pole signs: All public signs not mounted to street hardware or to buildings shall use the sign standard illustrated in **Diagram 4**. Pole-mounted signs will maintain uniform placement within the block and a uniform height which will depend on sign type. Where more than one sign is attached to a sign

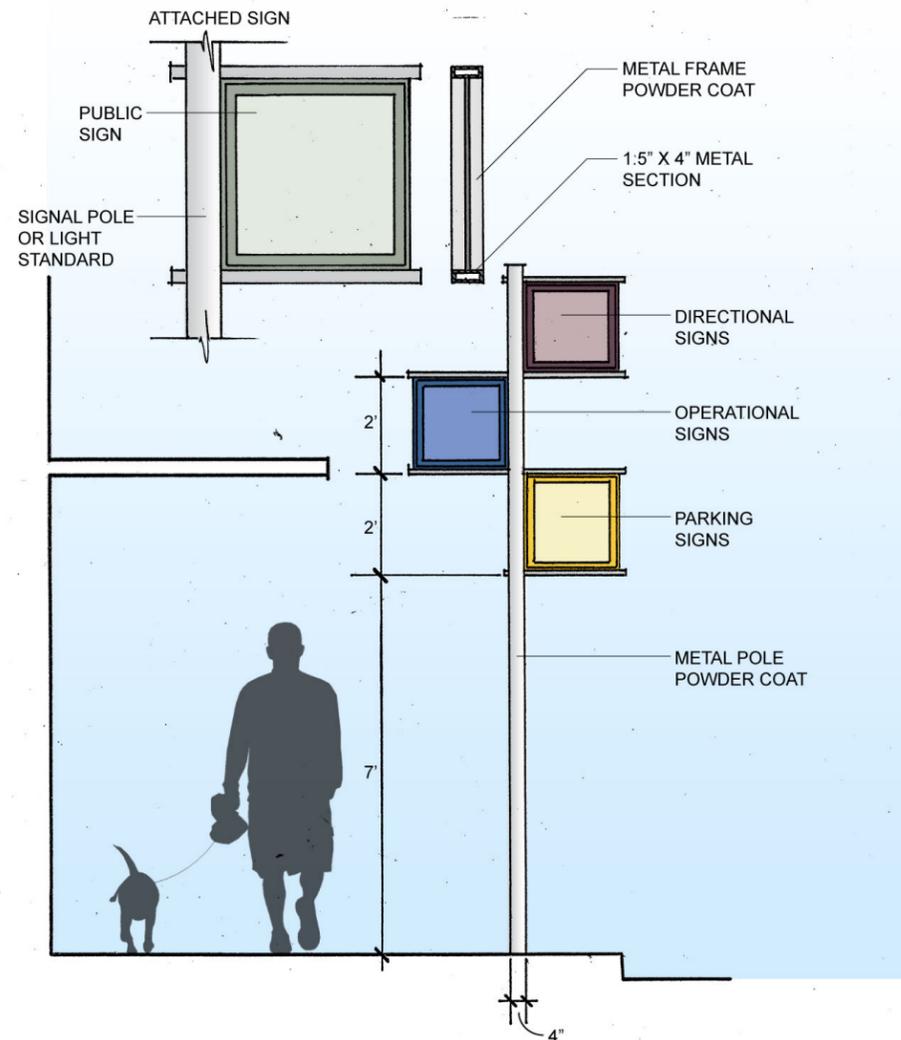


Diagram 4

standard, it shall conform to those specifications illustrated in **Diagram 4**.

b. Attached signs: Attached signs shall conform to those specifications illustrated in the **Diagram 5**. Throughout the Downtown Plaza District, types of signs will maintain a consistent mounting height, according to sign type. These heights are:

- i. Directional signs** shall be 12 feet above ground at base of frame.
- ii. Operational signs** shall be 10 feet above ground at the base of frame.
- iii. Parking signs** shall be 8 feet above ground at the base of frame.

Should these specified mounting heights be in conflict with existing codes and/or TxDOT standards, the code and/or TxDOT standard shall apply.

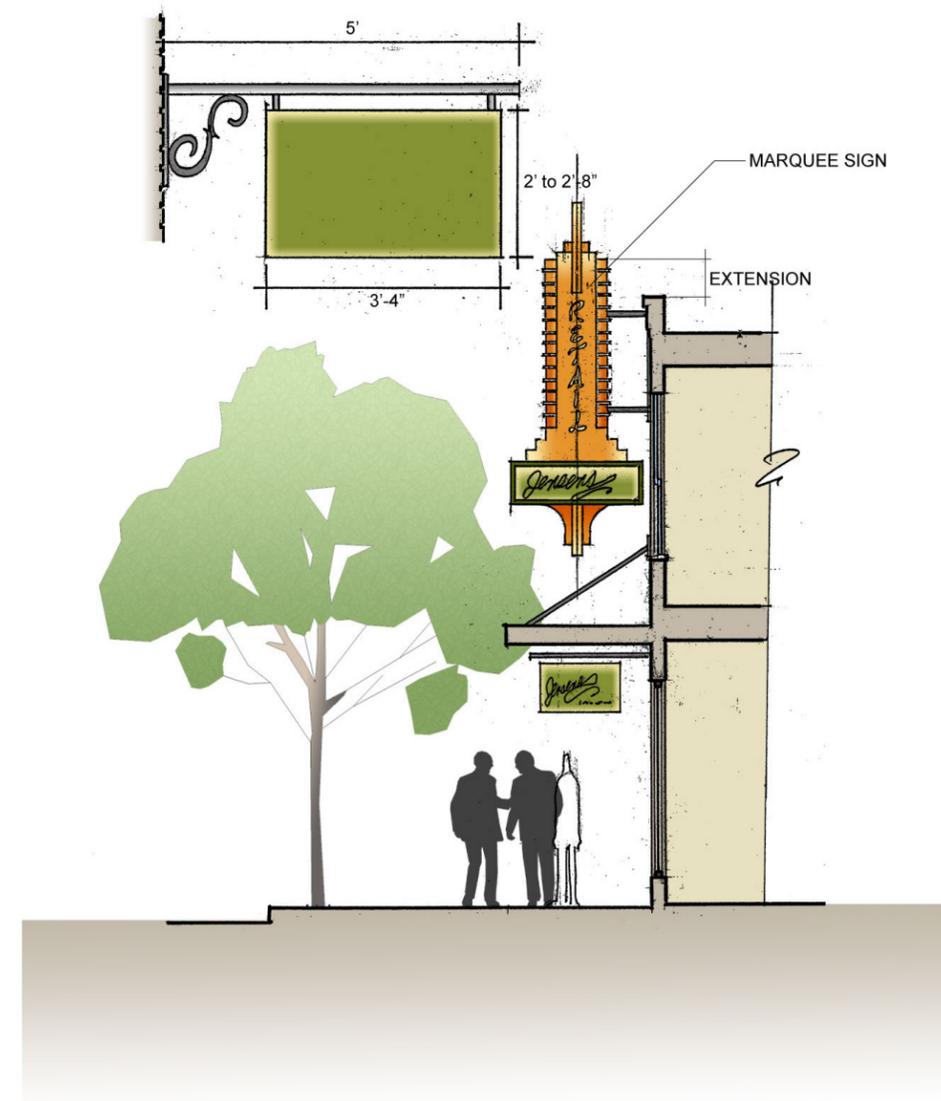


Diagram 5

11. On-Street Parking: to attract retail investment, it is necessary to provide parking to meet potential demand. This means that on-street parking availability must be maximized. The end of each block along Beaton Street and 5th Avenue east of the Plaza shall contain a *terminus block*, as indicated in **Diagram 6**. This terminus block shall establish proper angles and allow tighter modulation of striping. Mid-block access points, such as curb cuts and aprons, are prohibited for new development and redevelopment. Parking striping between terminus blocks will be re-apportioned as mid-block access points are eliminated.

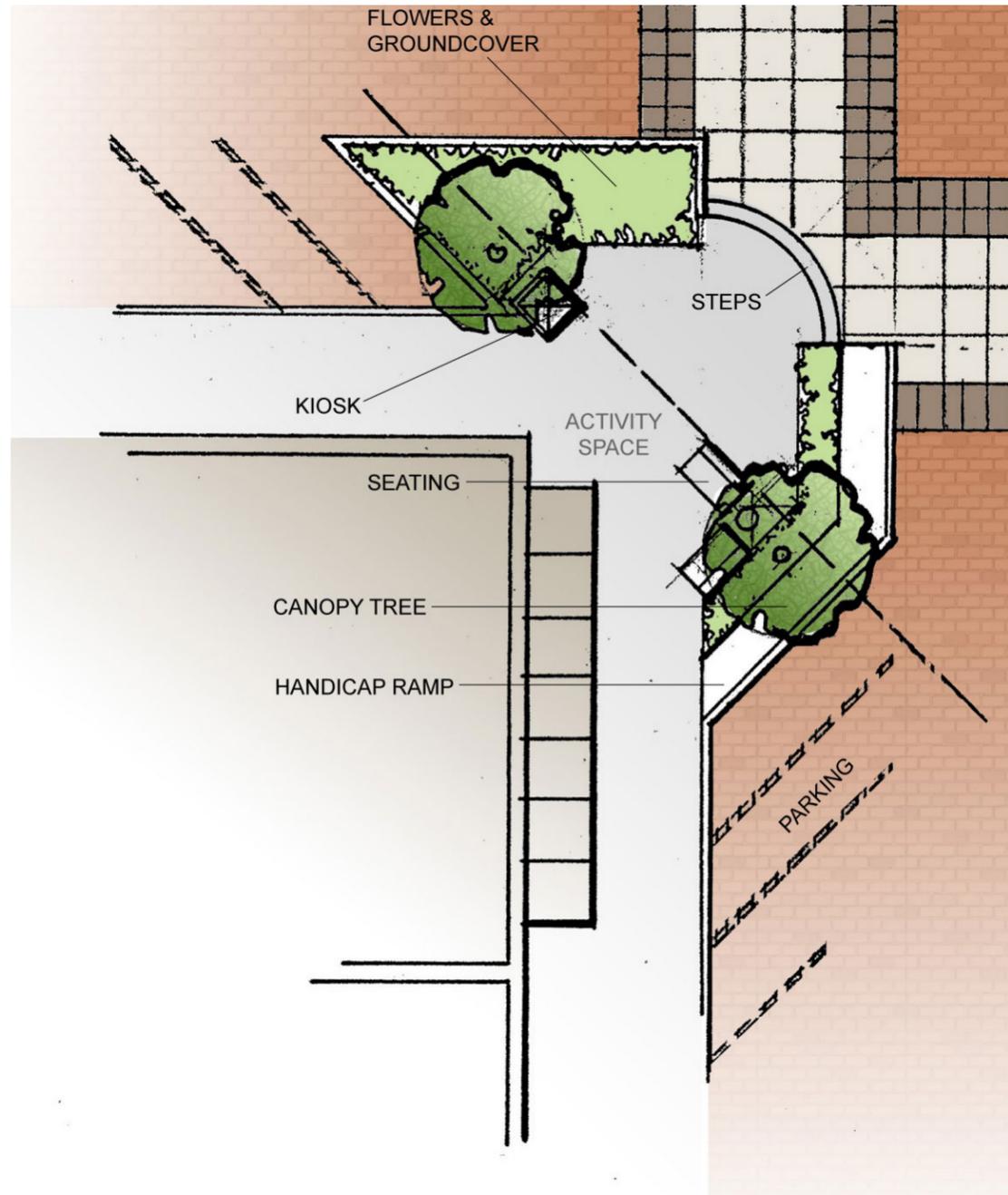
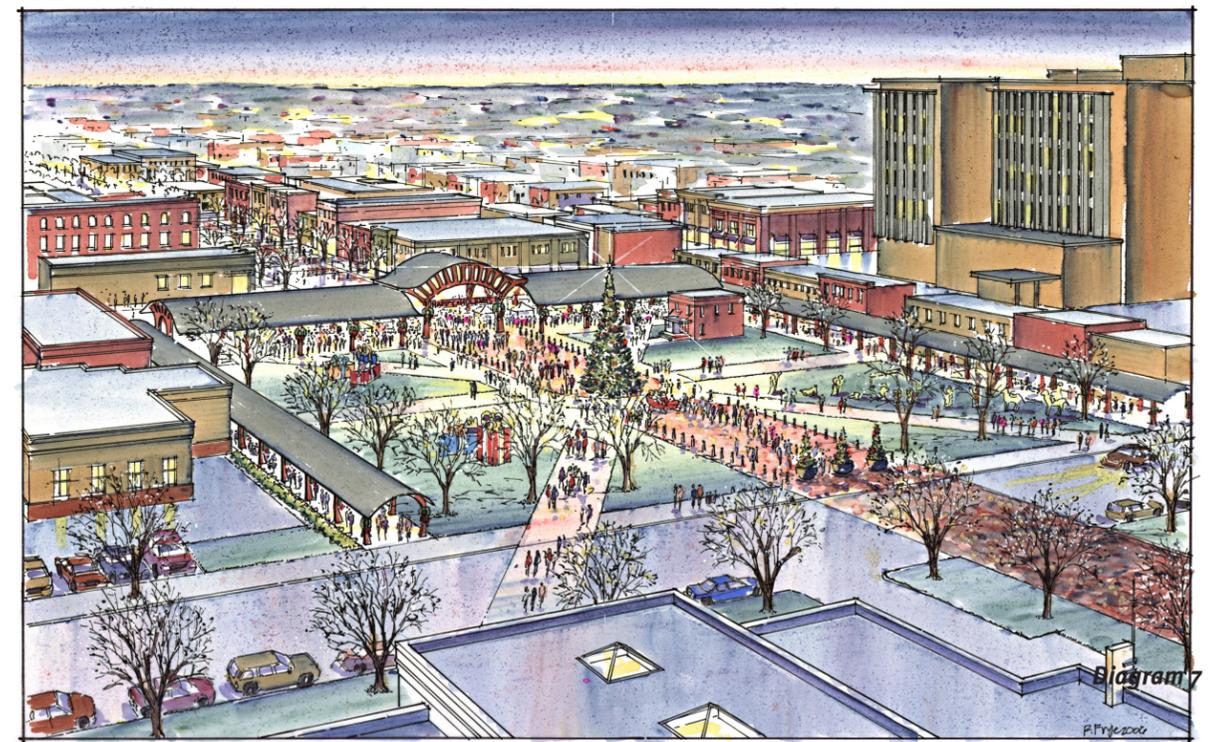


Diagram 6

12. Public Square: The key economic development initiative of the Downtown Plan is the creation of a major public space linking the commercial and governmental zones of the downtown area. Therefore, a major public space will be provided in an area between Beaton and 12th Street, centering on 5th Street, generally conforming to the design portrayed in **Diagram 7** (the conceptual rendering of a plaza within downtown Corsicana).

13. Public Art: The creative enterprises of any city speak to a quality of life in which space is made within the public domain to allow exposition of those enterprises. The display of public art serves such a function. Therefore the Downtown Plaza and block termini are recognized as acceptable areas for the placement of public art. The City of Corsicana shall serve as coordinator of art placement at significant locations within the Downtown Plaza and block termini.



III. Street Interface Guidelines

1. **Decorative Landscaping:** Decorative landscaping is an important means by which street space attracts and nurtures pedestrian activities. However, the “urban-ness” of the downtown experience will limit decorative landscaping to movable pots and planters. Therefore, decorative landscaping for any premise is limited to pots and planters that do not encroach upon the sidewalk space more than 3 feet, unless those planters are used to define the area of encroachment for restaurant or retail activities. Where encroachment serves restaurant or retail purposes, it cannot cause the operational portion of the sidewalk space to be reduced to less than 5 feet. Pots and planters used for sidewalk decorative landscaping shall be in conformance with those listed in Appendix B. Plants that evidence stress or are no longer alive cannot remain in such condition for more than 7 days. They must be replaced with healthy plants within 7 days.
2. **Sidewalk Retail/Restaurants:** A significant element of the street life desired for downtown Corsicana is the incorporation of frequent sidewalk retail displays and restaurants. Where these are provided within or encroaching upon the sidewalk space, they can only be spatially defined at the corners, using corner posts that match the bollard selection for the Downtown Plaza District indicated in Appendix B. No fences, railings, or barriers that would subdivide the sidewalk shall be permitted within the sidewalk space. When sidewalk, retail, or restaurant activity is located within a building offset and outside the public sidewalk, a wrought iron rail is permitted. Such a rail shall not be greater than 36 inches in height. It shall be anchored at the corners by a masonry column, by planters, or by a corner post that matches the bollard selection (Appendix B) for the downtown Plaza District, and shall consist of simple vertical pickets with a minimum diameter of 1 inch, spaced at 5 inches on center. The top rail shall be a square tube measuring 1 inches square. Intermediate iron post supports shall be 3 inch square posts with decorative caps.
3. **Gathering Space:** Gathering spaces are another opportunity to enhance the pedestrian environment within the Downtown Plaza District. Unlike sidewalk retail and restaurant spaces, gathering spaces are a part of the sidewalks natural function. Therefore, gathering spaces, whether within or outside the sidewalk, shall not be defined by fences, planters, railings, or other such devices, but shall be defined by furniture groups, indicating how the space is to be used. Where gathering space is outside of the public sidewalk, leave-outs in flatwork must be provided for trees. One tree is required for each 1000 square feet of gathering space outside of the public sidewalk.
4. **Loading:** Loading, trash-collecting, and open storage facilities are prohibited on the street frontage of the Commercial Frontage Zone. Front-service loading is permitted during off-peak hours (typically mid-morning and mid-afternoon). However, loading doors, bays, and docks, as well as all other features that are architectural expressions of loading facilities, are prohibited when they front Beaton and 5th within the Commercial Frontage Zone.
5. **Displays:** Outdoor retail displays are encouraged as means of enriching the pedestrian environment of the street. However, outdoor retail displays are limited to the following types of retail merchandise: produce, flowers, books, and any merchandise that can be accommodated in a cart. Indoor display racks, shelving units, and display consoles are prohibited from use in outdoor displays. Outdoor displays must be accommodated by decorative carts and/or tables that do not have skirts or solid construction below the table top. Temporary tables are prohibited by this guideline.
6. **Parking Screening:** The interface between street space and on-site parking lots that open to Beaton and 5th Streets is an important area where clarity of the street and enhancement of the pedestrian environment needs to be reinforced. Therefore, where on-site parking fronts Beaton or 5th Street within the Commercial Frontage Zone, such parking shall be screened by a continuous line of evergreen screen shrubs, selected from the list of acceptable landscape materials in Appendix A. These shrubs shall be at least 30 inches tall at time of planting, and shall be planted at 36 inches on center. Corner islands for canopy or ornamental trees are also required to enhance the appearance of the screen. This screen shall be in accordance with **Diagram 8**.
7. **Parking Lot Planting:** Parking lots must be enriched with canopy trees so that the broad expanse of hard surface does not create an image of downtown that speaks of vacancy, emptiness, or a hostile microclimate. Therefore, parking lots where the lot capacity exceeds 15 cars shall contain trees planted so that no parking space is more than 100 feet from a canopy tree. The trees used for parking lot planting shall be selected from Appendix A.

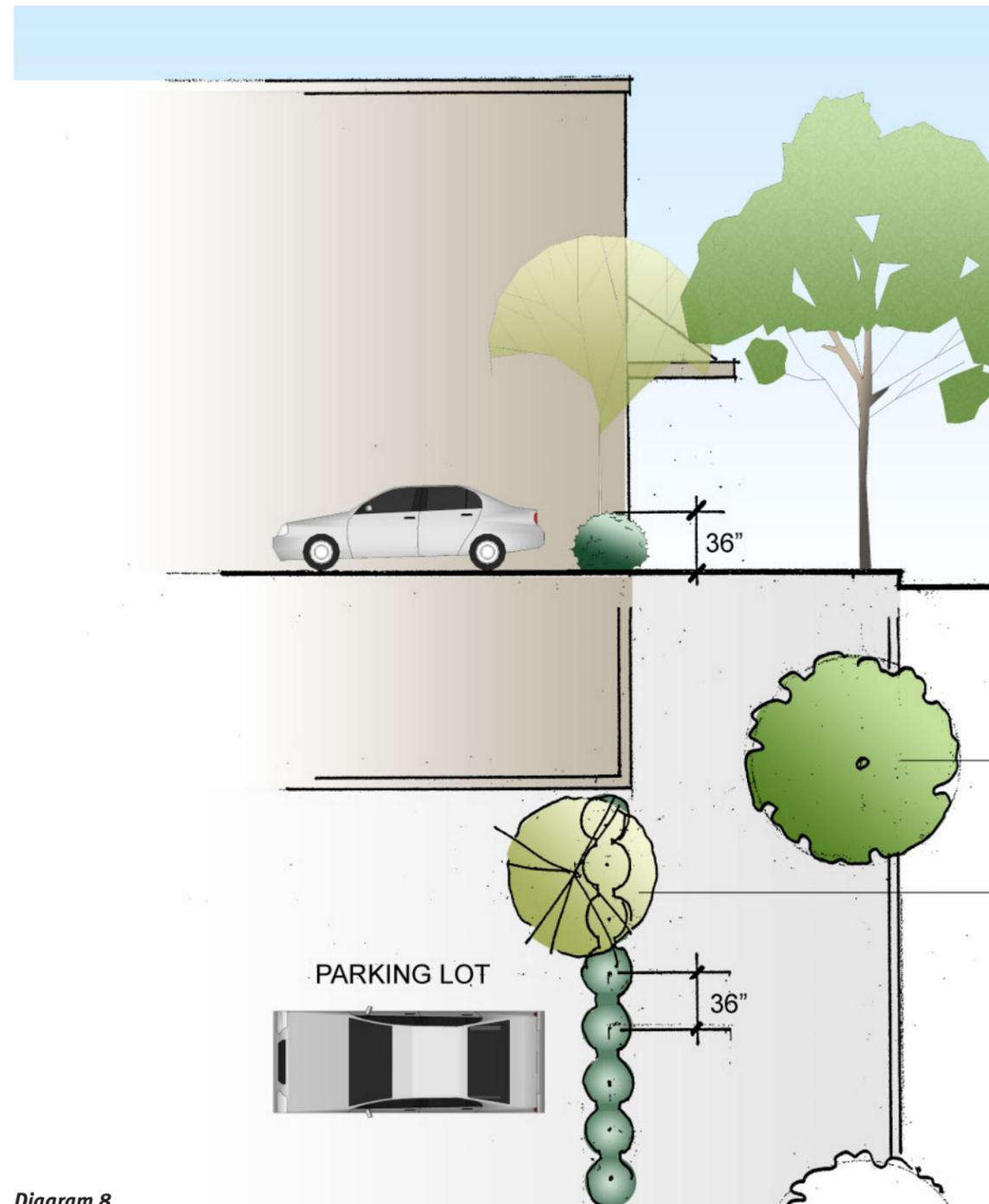


Diagram 8

IV. Architectural Guidelines

1. **Store Fronts:** Historically, Storefronts of the period characteristic of downtown Corsicana required that the base of the storefront framing sat on a masonry curb that functioned as a water stop. The width of the glass panels was limited by the technology of manufacturing, production, and installation available at that time. Therefore, to maintain a continuity of style, storefront systems used within the Commercial Frontage Zone must sit on a masonry curb at least 12 inches and no greater than 18 inches tall. The glass must be modulated so that glass panels between vertical supports are not greater than 4 feet wide. Where possible, the true creation of a historically appropriate storefront system is encouraged. Such a system would employ wood mullions rather than aluminum.
2. **Canopies and Arcades:** The creation of semi-public space through the use of canopies and arcades is an important means by which the line of demarcation between private and public domains is blurred, allowing sidewalk space to have a greater relationship to the buildings and activities that front it. Therefore, in the Commercial Frontage Zone, every building fronting Beaton and 5th Streets east of the Downtown Plaza must provide one of the following:
 - a. A **canopy** projected from the building between the first and second floor, supported by tension rods anchored to the masonry structure above. This feature shall be at least 6 feet wide.
 - b. An **arcade** that dedicates a portion of the first floor space to sidewalk use and is greater than 10 feet deep.
3. **Building Height:** Continuity along Beaton and 5th Streets east of the Downtown Plaza is maintained by the relatively uniform two-story building height. Taller buildings on Beaton Street convey the commercial dominance of Beaton and celebrate a period of economic vibrancy. The contrast between uniform two-story buildings and those higher than five stories creates legibility for the skyline of Corsicana, and, consequently, an identifying landmark image. Portions of any building taller than two stories must be set back from the street-facing façade a minimum of 10 feet. The maximum permitted height of the buildings facing Beaton and 5th Streets east of the plaza is 45 feet.
4. **Offsets:** When downtown Corsicana enjoyed its former period of economic growth, street space was multi-use space. Within the street, a host of compatible activities took place, giving energy to the downtown core. These activities included people crossing at street corners and mid-block. It also included temporary storage of materials (such as cotton bales), horses, trolleys, wagons, and street vendors. In the ensuing decades, the street specialized as vehicular space and the sidewalk became a path for directed circulation. The former vibrancy of the street was lost. Therefore, to re-establish the vitality associated with multiple street activities within

the Commercial Frontage Zone, overall development of any block fronting Beaton or 5th Streets east of the plaza must contain at least one opportunity for pedestrian activities that are not directed. Spatial opportunities for pedestrian activities include:

- a. Horizontal offsets created by a front building façade setback of at least 15 feet.
 - b. Arcades that dedicate a portion of the first floor space to sidewalk use and have a minimum depth of 10 feet.
 - c. Licensing of the corner termini for outdoor restaurants and/or entertainment.
5. **Lighting:** Nightlife within the Downtown Core is enriched by a perception that retail and entertainment venues are in operation. Also, there is a sensory engagement with storefronts associated with lit store windows and display of merchandise. Therefore, storefronts along Beaton and 5th Streets east of the plaza must have display lighting that illuminates the interior side of a storefront system. In addition, lights are required to illuminate all pendant signs.
6. **Signage:** A key component that heightens one's sense of mercantile activity in a town is the use of signage. Typically, two sign types were common to historic downtown streets: marquee signs and pendant signs. Marquee signs are lighted sign structures mounted and projected vertically from the building façade. They typically extend above the parapet, creating a distinctive nighttime form where lighted signs against the night sky create a sense of nighttime activity. Each sign has a distinctive form, face, and pattern to heighten this sense of activity. In contrast, pendant signs are at pedestrian level, hanging from a horizontal mast or the bottom of a canopy, identifying a certain tenant or business. These signs seek to maintain a level of continuity in size and means of attachment, so as to achieve an architectural level of uniformity. Therefore, every premise fronting Beaton and 5th Streets east of the plaza must have at least one pendant sign consistent with the size, shape, and means of attachment illustrated in **Diagram 9**. It is desired that at least one building in every block have some variation of a marquee sign generally conforming to this sign diagram.

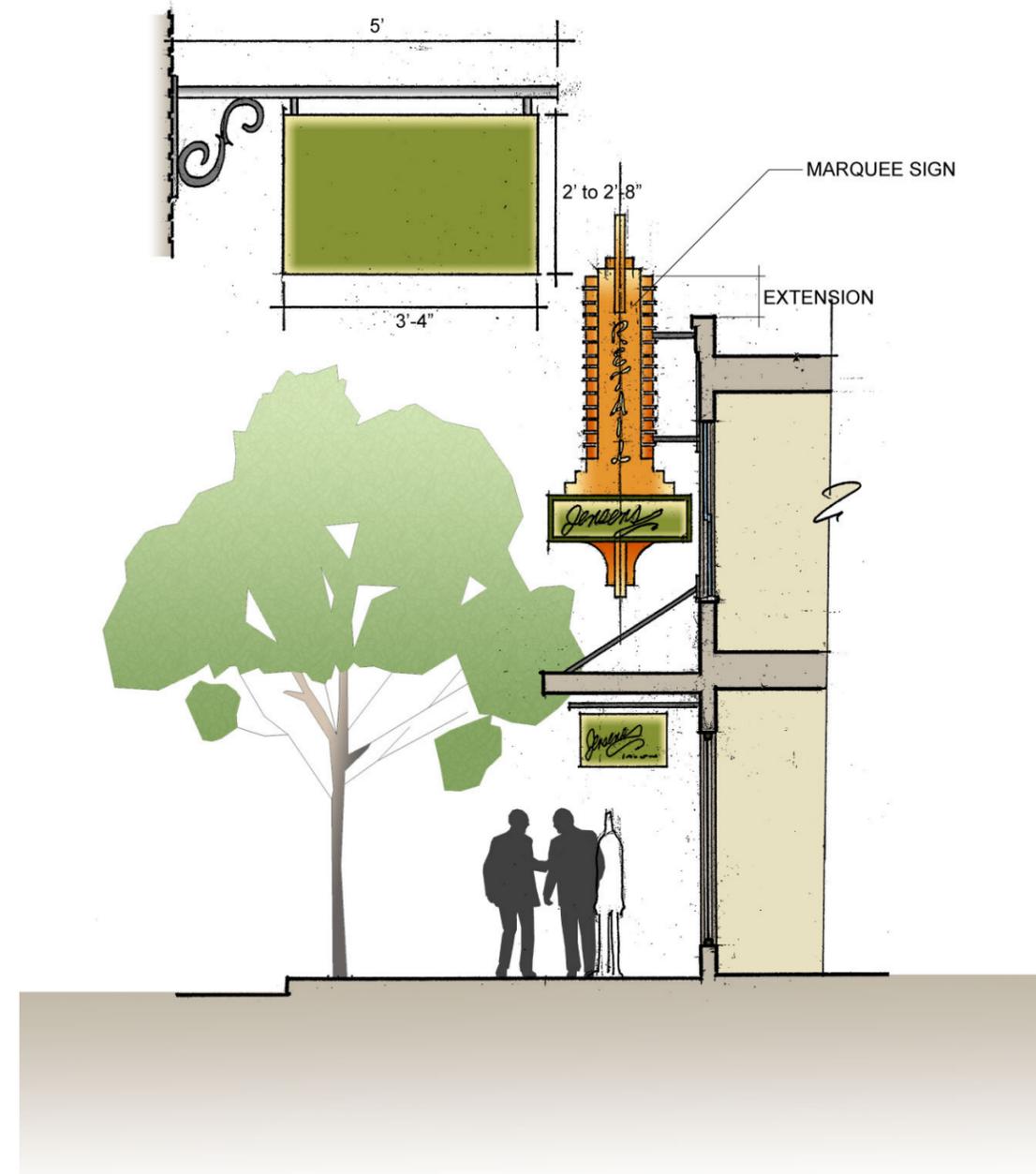


Diagram 9

- 7. Elements of Style:** The prevalent architectural style within the Commercial Frontage Zone is one of commercial renaissance, predominantly evidencing Romanesque and/or Victorian detailing. This style is expressed through the elements that follow, and all restoration, reconstruction, and new development must therefore embody these design guidelines.
- a. Materials:** 100% of any street-facing façade shall be brick, excluding windows, doors, and storefronts, consistent with all respective guidelines contained herein. The architecturally-enclosed portion of any arcade or recessed entry is excepted from the use of brick if it is veneered in a decorative tile.
 - b. Openings:** Unit masonry construction of the historic period, as represented by the built fabric of the Commercial Frontage Zone, generally expresses openings as penetrations in the exterior load-bearing wall (excepting commercial store fronts). These openings are generally taller than they are wide, with height being no less than double the width of the opening. The ratio of opening to solid wall (expressed as a void-to-solid ratio) in any street-fronting wall shall not be greater than 0.4:1. This ratio does not take storefront or the wall space that it occupies into account. Where buildings are taller than three stories, this void-to-solid ratio may be increased to 0.6:1. All openings, including building entries (but excluding storefronts), must align vertically and horizontally. The glazing of all street-fronting openings (excluding storefronts) provided in accordance with this standard shall be primed wood frame, double-hung windows. Mullion patterns may vary, but any subdivision in the windowpane shall not result in lites that are smaller than 8 inches wide by 10 inches tall. Where buildings are taller than 3 stories, non-wood window units may be incorporated.
 - c. Parapets and Cornices:** All flat roofs shall be concealed behind a standing parapet that is at least 18” above the roof membrane. The street-fronting portions of this parapet shall have offsets in the cap profile that give greater visual articulation of corner, entry, and decorative elements of style. The top of all parapets must be capped by a decorative mould or brick detail that projects out from the exterior wall plane at a minimum of 1 inches. When a pitched roof is provided for one-story structures and/or residential structures over one story, the cornice shall include at least 1 inches of decorative relief and meet a closed soffit.
 - d. Roofs:** All roofs for any structure over one story that is not a residential structure shall be flat. One-story structures and residential structures may have a pitched roof when the roof slope is equal to or greater than 10:12.
 - e. Horizontal Expression:** It is typical that the distribution of openings and

decorative detail maintain a horizontal expression. Therefore decorative window heads and sills must align horizontally. Floor separations must be expressed by horizontal belt courses and canopies must maintain a constant horizontal reference from one building to another unless such alignment is prevented by grade changes.

- f. Edges:** In an historical commercial setting where buildings share a common wall, it is important to define the limits of a premise by articulation of building corners, even if the wall plane from building to building is constant. This has generated a variety of visual devices, which give external recognition of the property line and the common load-bearing wall. Therefore building corners, whether actual or established by a shared lot line, must have visual expression by one of the following means:

- i. Pilaster columns
- ii. Columns
- iii. Quoins
- iv. Fluting
- v. Panels/Coffers
- vi. Common Vertical Reference

When a building is constructed over lot lines, the historic pattern of building width is disrupted. Therefore, any building that is wider than the building width typical to the block in which it is located must have designed building corners that modulate the street façade by creating architectural elements that give the appearance of building edges spaced consistent with the block modulation. Other edges are also opportunities for decorative expression that is typical of a Commercial Romanesque style. These edges include windows, parapets, frieze, and projections. Therefore, opportunities for articulation of edges must be incorporated into the building design. In every street-facing façade, the window heads must be decoratively expressed as a minimum compliance with this guideline.

- g. Entries:** Recognition of building entry is an important element of order found in most Commercial Romanesque design. It is typical for the entry to be placed in the middle of the front façade, or sometimes at the corner when that façade is on a corner lot. Such a location of entry is reinforced by:
 - i. A vertical continuity with the second floor openings
 - ii. An architectural form or element
 - iii. A canopy

When entries are not in the center of a façade, they must be reinforced by an architectural form or element, unless such entries are located on the corner of a corner lot. Corner entries on corner lots may also be reinforced by a canopy

that visually articulates the location of entry apart from other canopies along the block. The doors used for entries must be compatible with the storefront system, be an actual historic commercial door restored for re-use, or be a reconstruction of a door that previously existed on a particular premise.

B. GOVERNMENTAL FRONTAGE ZONE

I. Statement of Purpose

Currently there is not a prevalent architectural style for the Governmental Zone. However, the composition of this zone as a district with a particular institutional function requires greater architectural continuity than is now apparent. Incorporation of a style that embodies those visual attributes of the existing courthouse will provide continuity for future development, restoration, and/or reconstruction, bringing a distinctive identity to the Governmental Frontage Zone that is compatible with the historic era. This visual style, which is reminiscent of the existing Courthouse square, is consistent and complementary of the style that characterizes the Commercial Frontage Zone. The visual continuity derived from repetition of various architectural qualities found within the Courthouse square is reinforced by a streetscape that further defines this area as a distinctive sub-district within the Downtown Plaza Zone. Therefore, restoration, reconstruction, and/or development within the Governmental Frontage Zone must comply with the following Guidelines.

II. Streetscape Guidelines

1. **Tree Planting:** The rights-of-way of 12th and 13th Streets shall be planted with a thematic street tree that sets a distinctive visual character. Therefore, Live Oak Trees shall be planted along both 12th and 13th Streets within this zone. Live Oak trees, with a minimum caliper of 4 inches shall be planted 60 feet on center along the right of way for 12th and 13th Streets within the Governmental Frontage Zone. This pattern of tree planting shall start at the intersection of the tree line (parallel to the right of way, set 3 feet back from the curb line) and the ordinary view angle as set by existing city codes. The space between these points of intersection shall be sub-divided for even tree spacing at approximating 60 foot centers. Trees should not be closer than 50 feet, nor further apart than 70 feet, with a minimum of 6 trees per block. Trees so planted shall be uniformly set at a distance of 3 feet from the back of the curb. These trees shall also be set in tree wells using a standard tree grate (see Appendix B for acceptable hardware). Within any block, when a uniform spacing of trees is disrupted by a curb cut or drive apron, the tree that would have been planted at that point may be eliminated from the rhythm of street planting. Trees omitted in this fashion shall be replaced upon redevelopment of the property.
2. **Tree Lighting:** The night image and sense of pedestrian security is enhanced by

an ambient light level greater than the level provided by streetlights alone. Therefore, street trees planted in accordance with this guideline shall be lit with down lights. A minimum of one downlight per every 2 inches of trunk caliper (as measured 12 inches above the root ball) shall be used, with a maximum of 4 lights per tree.

3. **Street Lighting:** Street lighting within the Governmental Frontage Zone must provide visual character, provide sufficient light to accommodate public safety and enhance public use, and provide an infrastructure for the display of banners and other seasonal/ceremonial displays. Therefore, the standard street light specified in Appendix B shall be installed at approximately 60 feet on enter, between the above-specified trees. These lights must be equipped with banner arms that allow banner displays on both the sidewalk and the street side of the light standard.
4. **Sidewalks:** Sidewalks are the major pedestrian accommodation within the Downtown Plaza District, providing needed elements of continuity. Wherever possible, sidewalks shall maintain a minimum width of 10 feet to allow for right-of-way and for tree planting. Sidewalks will be finished with standard broom finished concrete. No stamped concrete patterns or individual treatment of sidewalks at any storefront will be permitted, except for handicap access ramps.
5. **Street pavement:** Brick pavers are generally recognized as the paving material most typical of downtown Corsicana's era of economic vibrancy. Brick pavers have traffic calming effect. They tend to pedestrianize the street, making it more compatible with pedestrian use of the Governmental Frontage Zone. They also create a distinctive visual identity for the zone. Therefore, within the Governmental Frontage Zone, 12th Street and 13th Street should be re-paved with brick paving surface. Stamped concrete does not comply with the pavement type designated in this guideline.
6. **Street Furniture:** Pedestrian use of sidewalk space is facilitated by the provision of public furniture and hardware. Therefore, the following pedestrian furniture and hardware must be provided:
 - a. 1 two-bench seating group per block within the Governmental Frontage Zone. Benches must be placed side by side or back to back, when sidewalk width permits. The benches listed in Appendix B shall be used.
 - b. 1 trash receptacle per block, adjacent to the above-described seating group. See Appendix B.
 - c. 1 kiosk on the north and south sides of the intersection of 12th and 5th Streets. These kiosks shall be selected according to Appendix B.

The placement of other street furniture, such as newspaper boxes, mailboxes,

and telephones, shall be reviewed by the City of Corsicana to determine appropriateness, so as not to distract from the continuity of the Governmental Frontage Zone streetscape.

7. **Intersections:** Recognition of the district is conveyed by treatment of street intersections within it and around its perimeter. Specialized intersection design increases overall visual character of a district, allows traffic to recognize that it has entered an identifiable place, slows down traffic, and enhances pedestrian crossing at intersections. Recognition of the edge and the interior requires two correlational yet distinct designs for intersections, designated herein as major intersections and minor intersections.

a. **Major intersections** (such as 13th Street and 7th avenue and 13th Street and 2nd Avenue) shall mark the four corners of the perimeter of the Governmental Frontage Zone, thereby acknowledging primary points of entry into this zone of the Downtown district. Therefore, a major intersection shall conform to the general design shown in **Diagram 10** and contain the design elements noted therein.

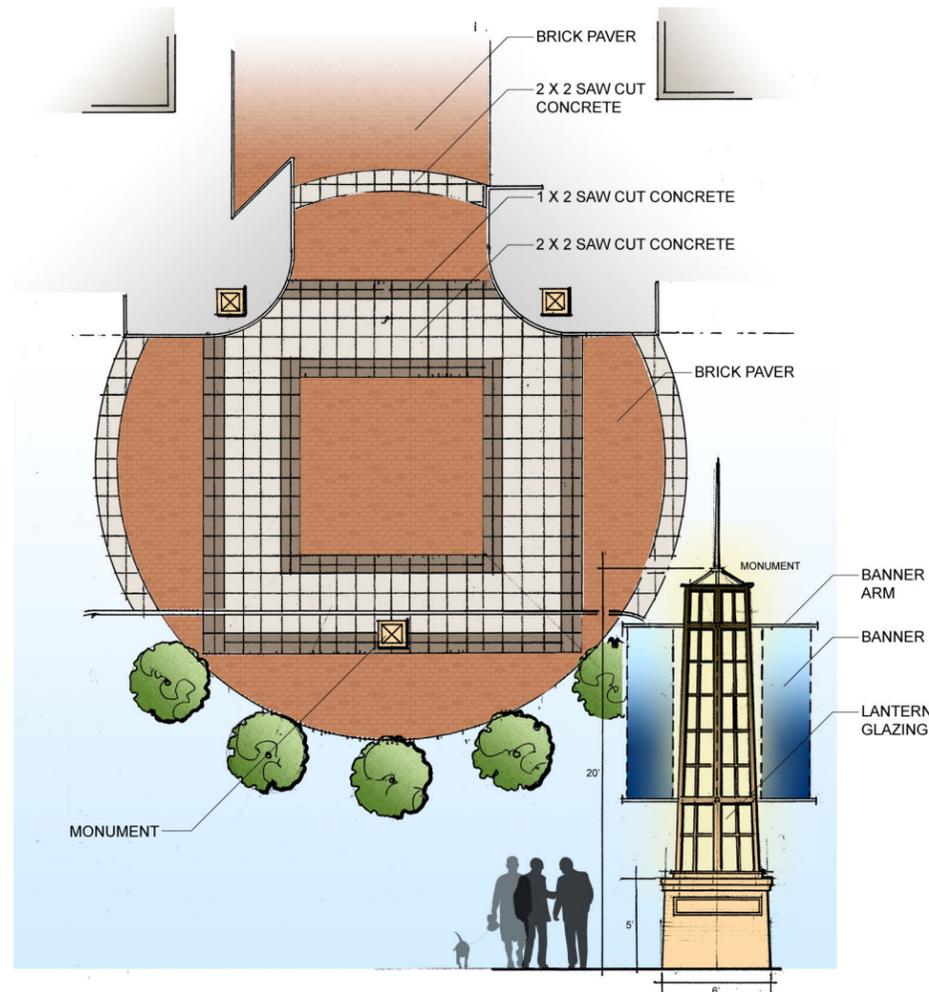


Diagram 10

b. **Minor intersections** (such as 12th Street and 5th Avenue and 13th Street and 5th Avenue) shall mark the interior crossroads, thereby confirming one's sense of place within this zone of the Downtown district. Therefore, a minor intersection shall conform to the general design shown in **Diagram 11** and contain the design elements noted therein.

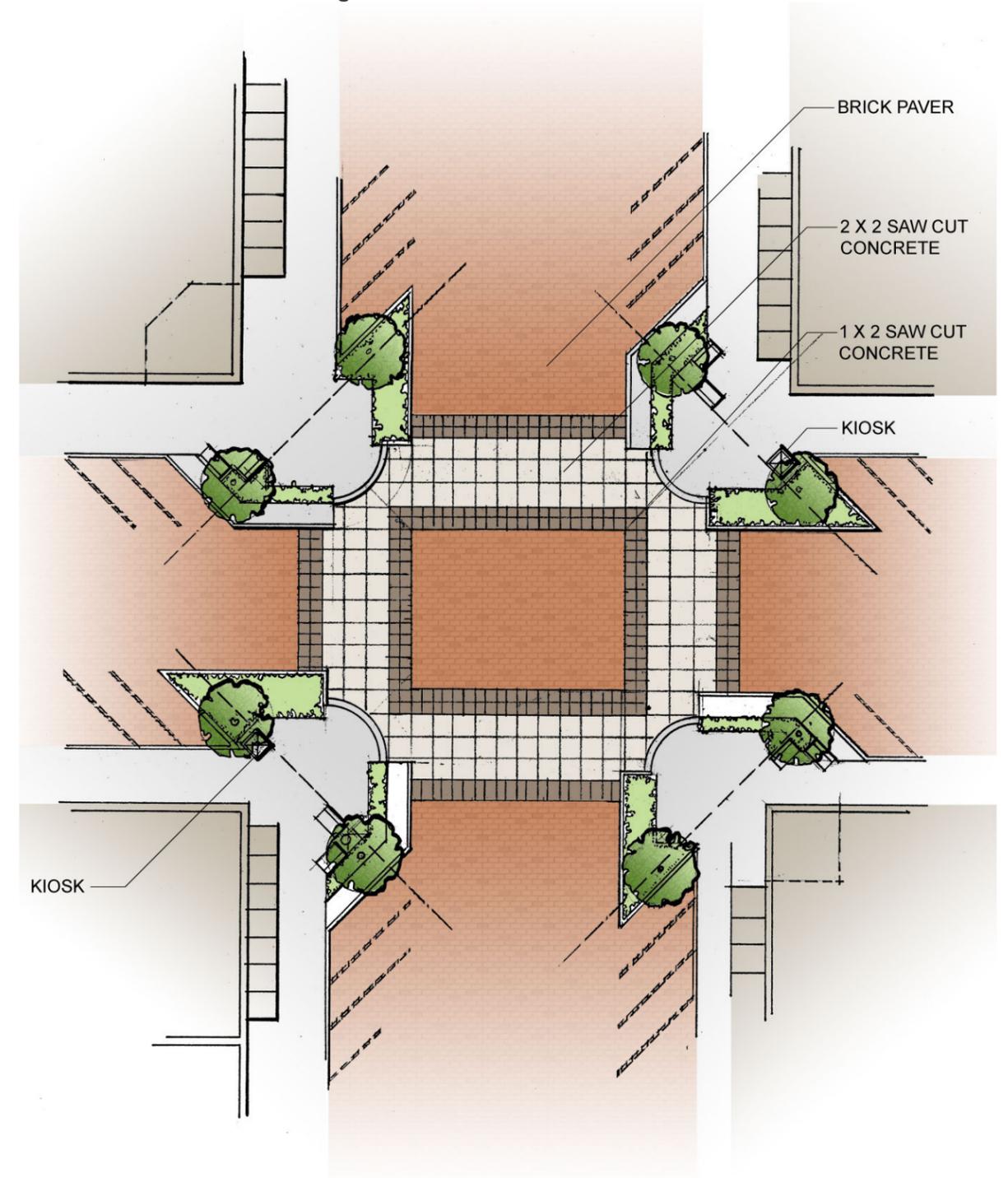


Diagram 11

8. Signage: Continuity is one of the ways by which a sense of district is created. Public signage is a key element in establishing and sustaining a sense of continuity. However, public signage is regulated by public safety codes that typically specify placement and content. Therefore, it is the intention of these guidelines to standardize public signage by creating consistent sign standards and means of attachment distinctive to the Downtown Plaza District. There are two types of signs that shall be used: pole signs and mounted signs. Guidelines for these two sign types are as follows:

a. Pole signs: All public signs not mounted to street hardware or to buildings shall use the sign standard illustrated in the *Diagram 12*. Pole-mounted signs will maintain uniform placement within the block and a uniform height which will depend on sign type. Where more than one sign is attached to a sign standard, it shall conform to those specifications illustrated in the signage diagram.

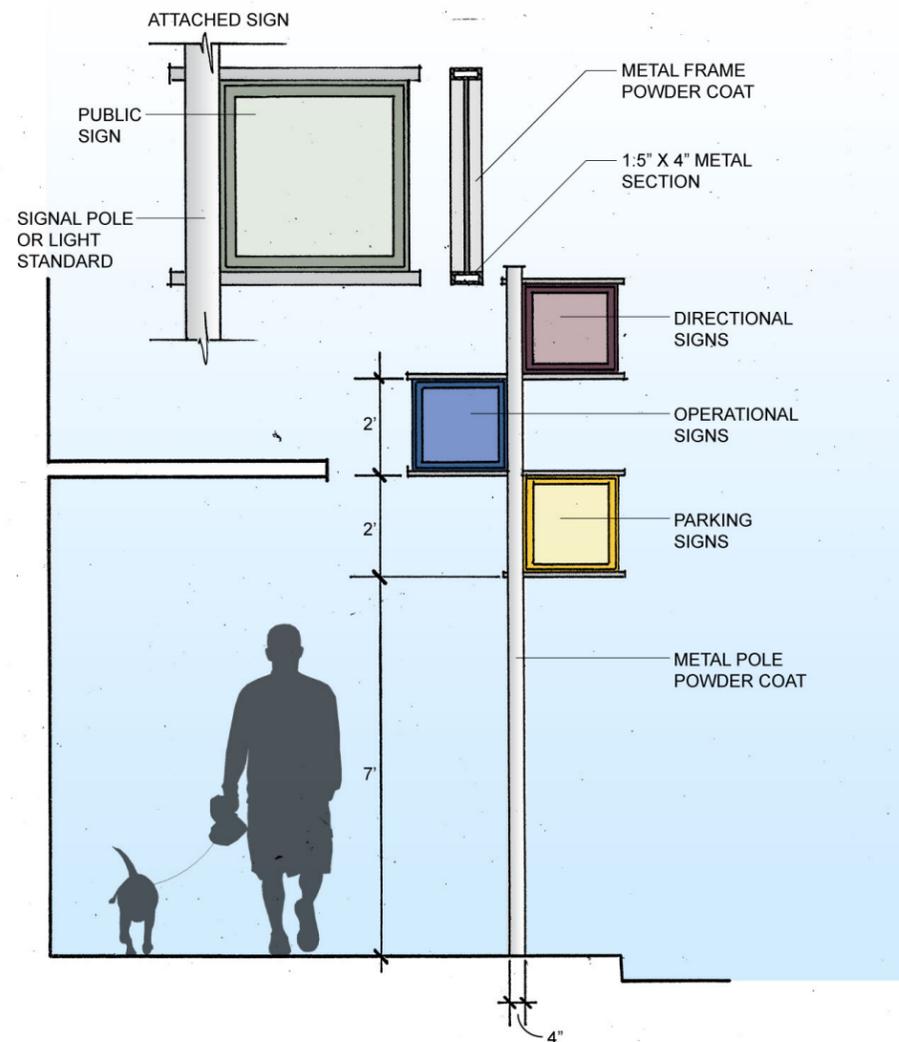


Diagram 12

b. Attached signs: Attached signs shall conform to those specifications illustrated in the *Diagram 13*. Throughout the Downtown Plaza District, types of signs will maintain consistent mounting height, according to sign type. These heights are:

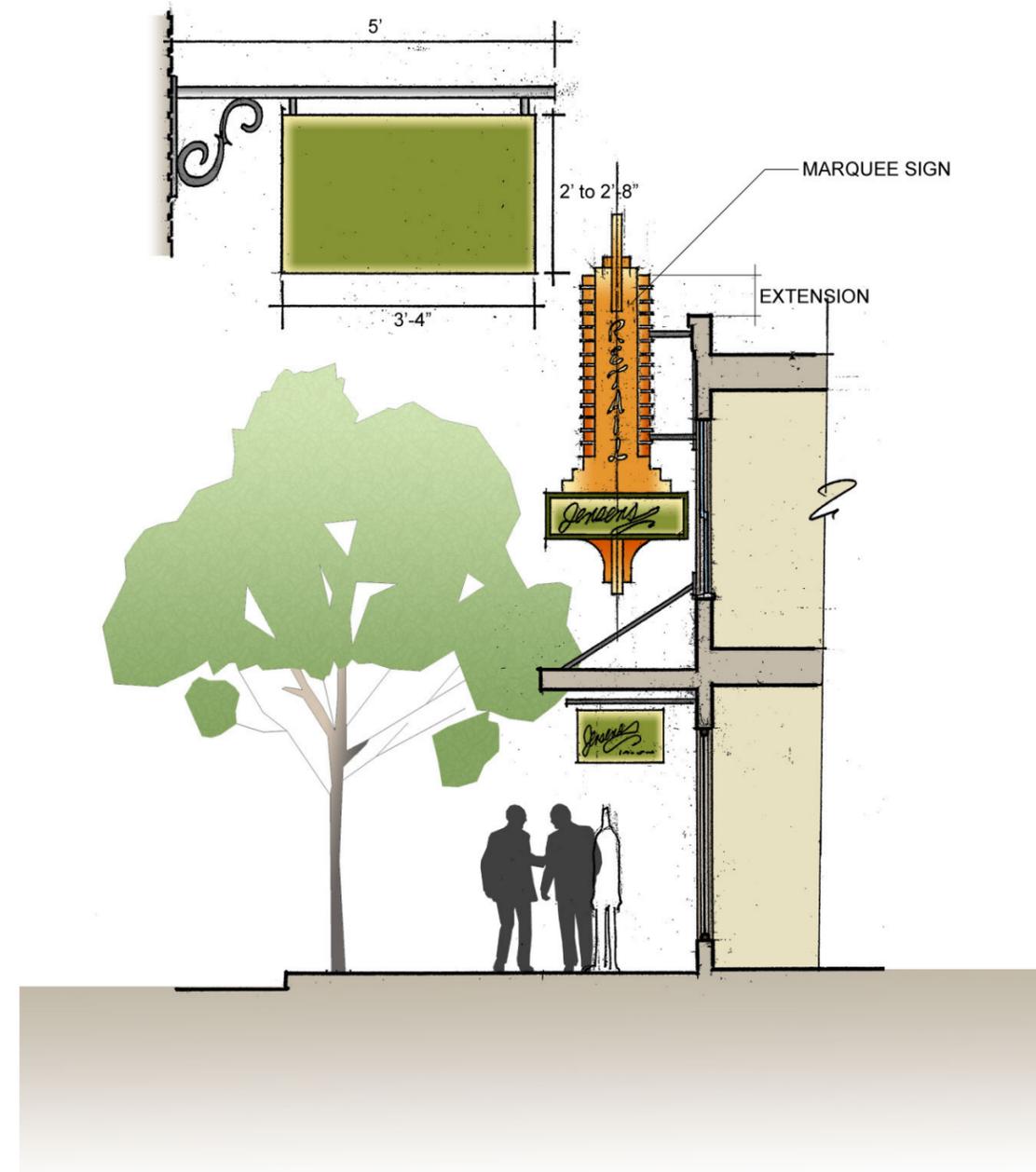


Diagram 13

- i. **Directional signs** shall be 12 feet above ground at base of frame.
- ii. **Operational signs** shall be 10 feet above ground at the base of frame.
- iii. **Parking signs** shall be 8 feet above ground at the base of frame.

9. **Portal Monuments for the Carriage District:** In order to strengthen both the sense of entry into the historic Carriage District and that District's connection with the Downtown area, a portal monument shall be placed east and west of the intersection of 5th Street and the western right-of-way line of 13th Street. This monument shall substantially comply with the monument prototype shown in **Diagram 14**. This monument will be used to define major entry points into the Downtown Plaza District. However, entry portals to the Carriage District shall have particular permanent signage attached to them, which will specifically identify the Carriage District.

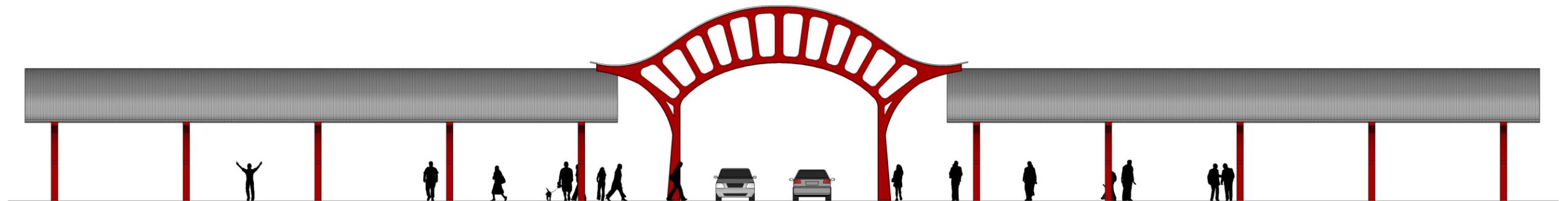
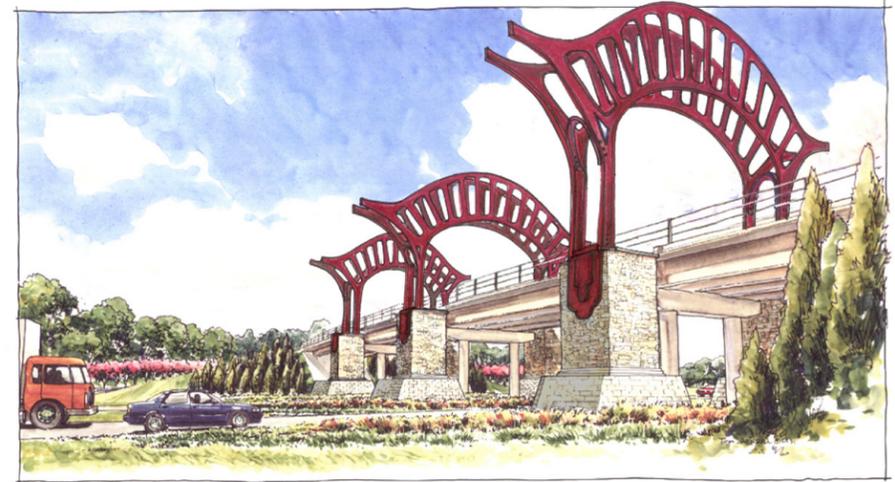


Diagram 14

10. Mid-block connections: In order to create an identifiable governmental/ institutional zone, it is important that existing major government buildings (such as City Hall, the Library, and the County Courthouse) are connected in such a way as to create a particular government campus. Therefore, it is the goal of this guideline that, upon redevelopment of the block immediately north of City Hall and the block immediately south of the library that a mid-block pedestrian promenade be created that will establish a direct connection between city and county functions. This connection is only applicable should these identified blocks be developed for public use. This promenade should generally implement those relationships indicated in *Diagram 15*.

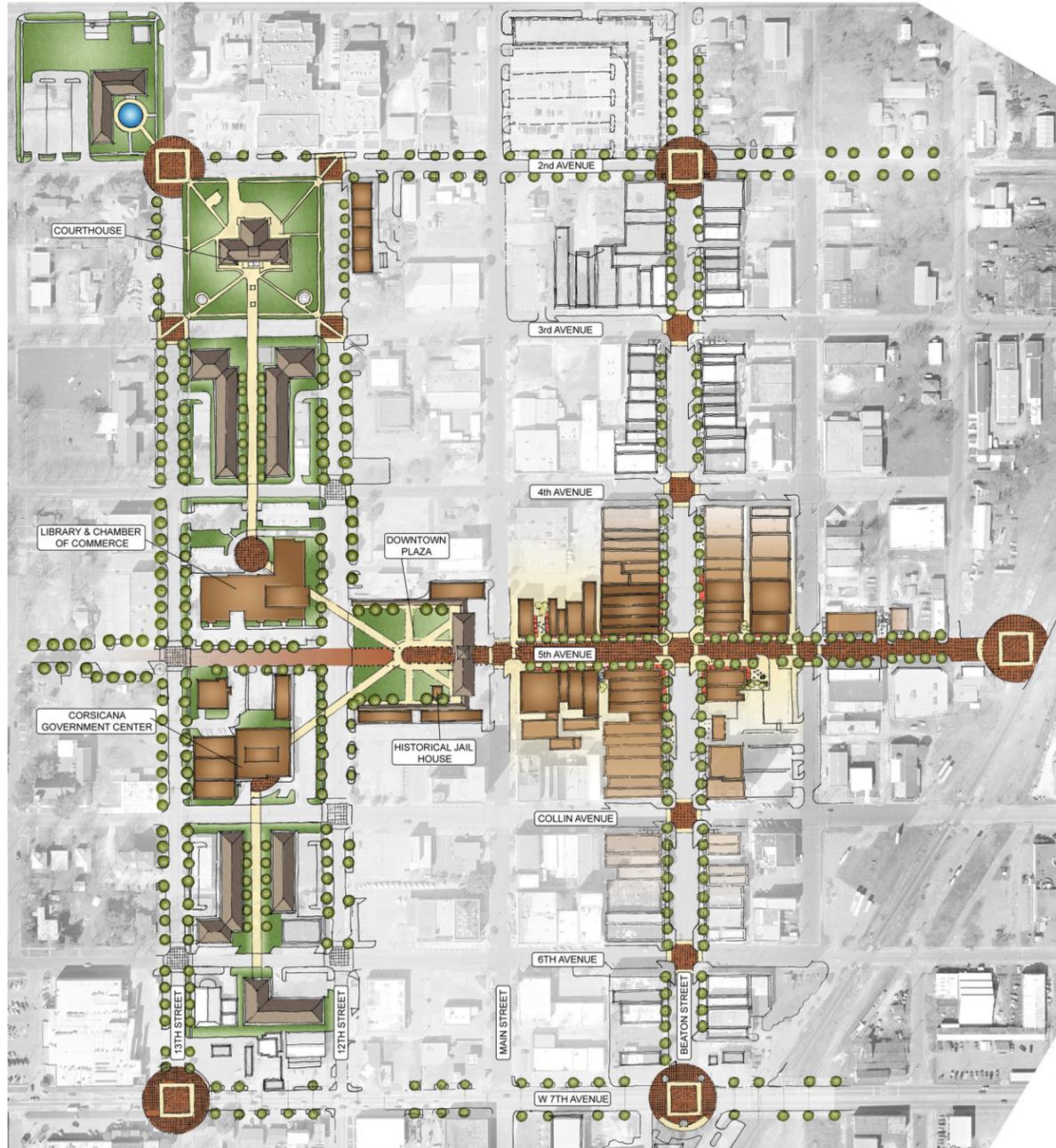


Diagram 15

III. Street Interface Guidelines

1. **Decorative Landscaping:** Decorative landscaping is an important means by which the street space nurtures and attracts pedestrian activities. However, the prevalence of on-site parking around City Hall and the library impedes the creation of a public lawn, as seen on the grounds of the County Courthouse. Therefore, it is the objective of this guideline to mitigate the expanse of on-site parking at public buildings and create a greater sense of public lawn. This sense of public lawn shall be created by employing the following landscape enhancements:
 - a. **Decorative planting at points of entry:** all public entries to public buildings (excepting public entries to the County Courthouse) shall be planted with ornamental trees in accordance.
 - b. **Elimination of 12th Street curb cuts where possible:** In order to enhance pedestrian use of the street and to create a greater sense of green around public buildings, all curb cuts along 12th and 13th Streets shall be eliminated where possible, and that portion of the driveway that would parallel any parking spaces be converted to a grassed area.
 - c. **Decorative planting at parking lot islands:** There shall be at least one parking island for every 8 parking spaces fronting 12th and 13th Streets.
 - d. **Decorative pavement textures for pedestrian pathways:** Where buildings require pedestrians to cross existing parking or grassed areas, a pedestrian walkway shall be provided. These walkways shall be marked by decorative brick paving.
2. **Loading:** Loading, trash-collecting, and open storage facilities are prohibited on the street frontage of the Governmental Frontage Zone. Front-service loading is permitted during off-peak hours (typically mid-morning and mid-afternoon). However, loading doors, bays, and docks, as well as all other features that are architectural expressions of loading facilities, are prohibited on the building planes that front 12th and 13th Streets within the Governmental Frontage Zone.
3. **Parking Screening:** The interface between street space and on-site parking lots that open to 12th and 13th Streets is an important area where clarity of the street and enhancement of the pedestrian environment needs to be reinforced. Therefore, where on-site parking fronts 12th or 13th Street within the Governmental Frontage Zone, such parking shall be screened by a continuous line of evergreen screen shrubs, selected from the list of acceptable landscape materials in Appendix A. These shrubs shall be at least 30 inches tall at time of planting, and shall be planted at 36 inches on center. Corner islands for canopy or ornamental trees are also required to enhance the appearance of the screen. This screen shall be in accordance with *Diagram 16*.

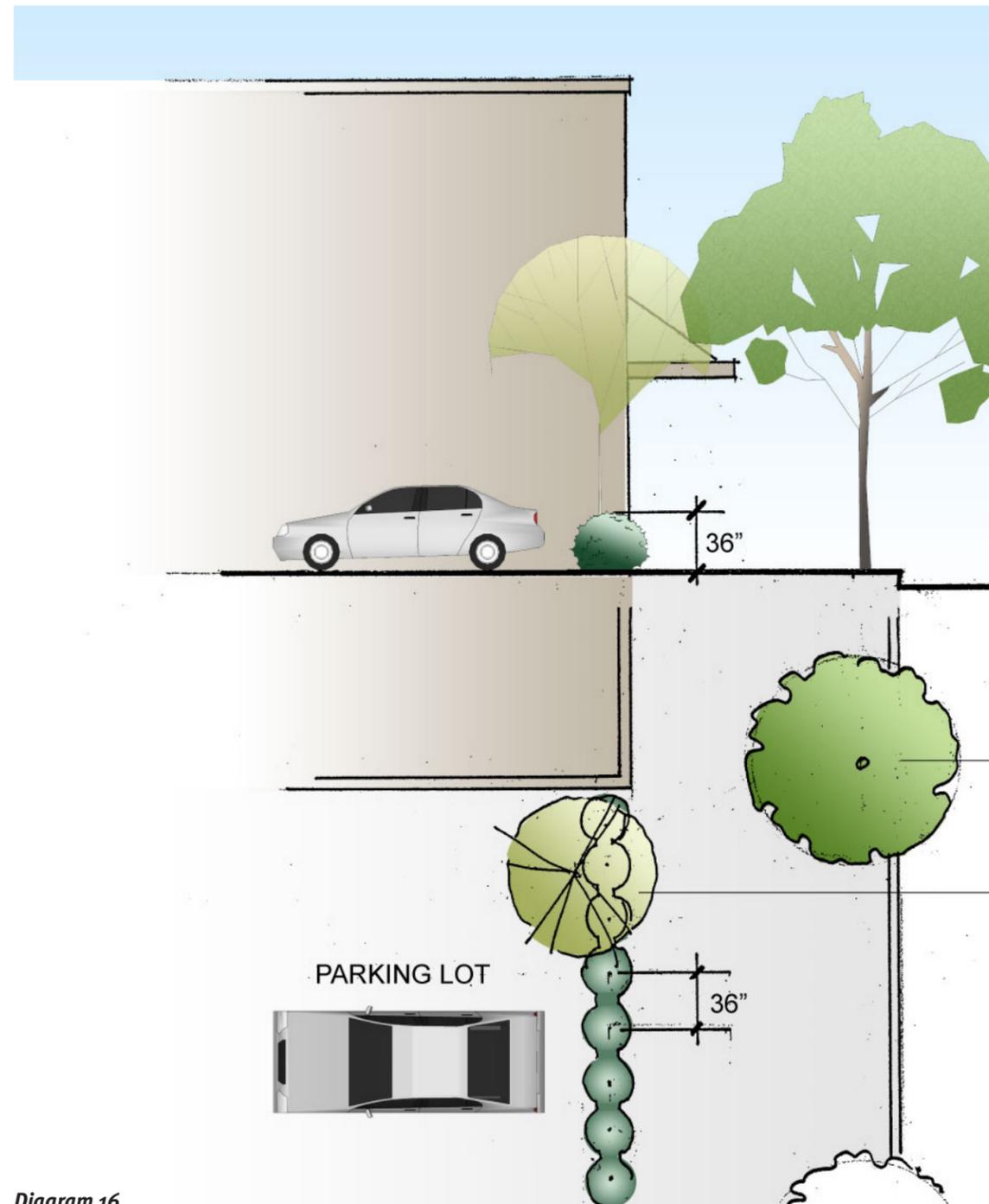


Diagram 16

IV. Architectural Guidelines

1. **Building Height:** Continuity along 12th and 13th Streets is achieved by establishing a relatively uniform building height. The larger plate size of governmental buildings creates a building mass that is distinctively institutional when that mass is expressed at a certain height. Therefore, the maximum permitted height of buildings within the Governmental Frontage Zone is 3 stories, when that building has a hipped roof form expressed as one or more roofs, and the maximum span of any single roof is equal to or less than 70 feet. Buildings less than 3 stories tall may have a flat roof, but must have a vertical offset in the parapet, so that there is no more than 100 feet uniform parapet height. It is desirable that this offset be expressed as a distinct architectural form that would define the building entry or indicate a particularly important internal public function. When a distinct architectural form is created, it may have a hipped roof form. See *Diagram 17* for an illustration of an appropriate parapet.
2. **Offsets:** The plate size of modern governmental buildings tends to have industrial proportions that are not compatible with the visual texture of a historic streetscape. Therefore, public buildings fronting 12th and 13th Street shall have horizontal offsets in the building perimeter. There shall be a minimum of one offset for every 50 feet of building frontage along 12th and 13th Streets. These offsets shall define a minimum horizontal separation of building planes of 5 feet (see *Diagram 18*).
3. **Elements of Style:** The desired architectural style within the Governmental Frontage Zone is one that is compatible with and perpetuates the qualities of the existing County Courthouse. This style is expressed through the elements that follow, and all restoration, reconstruction, and new development must embody these design guidelines.
 - a. **Materials:** 100% of any street-facing façade shall be brick, excluding windows, doors, and storefronts, consistent with all respective guidelines contained herein.
 - b. **Openings:** Unit masonry construction of the historic period, as represented by the built fabric of the Governmental Frontage Zone, generally expresses openings as penetrations in the exterior load-bearing wall (excepting commercial store fronts). These openings are generally taller than they are wide, with height being no less than double the openings width. The ratio of opening to solid wall (expressed as a void-to-solid ratio) in any street-fronting wall shall not be greater than 0.5:1. All openings, including building entries (but excluding storefronts), must align vertically and horizontally. Window mullion patterns may vary, but all glazing areas shall be sub-divided by mullions.

- c. Parapets and Cornices:** All flat roofs shall be concealed behind a standing parapet that is at least 18” above the roof membrane. The street- fronting portions of this parapet shall have offsets in the cap profile that give greater visual articulation of corner, entry, and decorative elements of style. The top of all parapets must be capped by a decorative mould or brick detail which projects out from the exterior wall plane at a minimum of 1 inches. When a pitched roof is provided, the cornice shall include at least 1 inches of decorative relief and meet a closed soffit.
- d. Roofs:** Hipped roof forms are an essential element of continuity between the Governmental Frontage Zone and the Navarro County Courthouse. Therefore hipped roof forms are desired for any structure within this zone. Hipped roof forms shall meet the following design criteria:
- i. Implied Span:** The implied span of any single hipped roof shall not be greater than 70 feet.
 - ii. Relationship to architectural function:** When an entire structure is covered by a hipped roof, or where a hipped roof is used in combination with a flat roof, ridge lines shall not be broken by intersecting ridges that are taller than the ridge they intersect, unless the intersecting ridge creates a gable or other completed roof form at some point beyond the point of intersection. The dominant roof form shall define key architectural function, such as entry. Mitigating roof devices such as sloping ridges, broken hips, and/or pitch changes are prohibited.
 - iii. Pitch:** The minimum roof pitch shall be 8:12.
- e. Horizontal Expression:** It is typical that the distribution of openings and decorative detail maintain a horizontal expression. Therefore decorative window heads and sills must align horizontally. Floor separations must be expressed by horizontal belt courses, and canopies must maintain a constant horizontal reference from one building to another, unless such alignment is prevented by grade changes.
- f. Entries:** Recognition of building entry is an important element of order found in the desired stylistic reference. It is typical for the entry to be placed in the middle of the front façade, or sometimes at the corner when that façade is on a corner lot. Such a location of entry is reinforced by:
- i. A vertical continuity with the second floor openings
 - ii. An architectural form or element
 - iii. A public space

C. DISTRICT SUPPORT ZONE

I. Statement of Purpose

The Commercial Frontage Zone and the Governmental Frontage Zone are separated by large areas of the Downtown Plaza District that support the viability and function of activities along Beaton St., 5th St. (between Business 75 and 13th St.), 12th Street, and 13th Street. These areas, when viewed collectively, comprise the District Support Zone. The support that this zone provides to the other two zones in the Downtown Plaza District includes parking, larger scale retail uses, office uses, warehouse uses, and residential uses. This zone serves as a background to larger scale enterprise, reinforcing the infrastructure that makes specialty infill possible. In addition, support of the Commercial Frontage Zone and the Downtown Governmental Zone means establishing basic elements of visual continuity, making the entire Downtown Plaza District a recognizable area of activity. Due to the wide variety of demands that could be placed upon individual parcels, it is the intention of these guidelines to establish a design direction for the public right of way, public spaces, and private interface with that public space that builds upon those qualities already established for the other two downtown zones. In so doing, an overall sense of continuity can be created for the Downtown Plaza District. Therefore, restoration, reconstruction, and/ or development within the District Support Zone must comply with the following Guidelines.

II. Streetscape Guidelines

- 1. Tree Planting:** The rights-of-way of the Downtown Support Zone shall be planted with a thematic street tree that sets a distinctive visual character, similar to the Commercial Frontage Zone and the Governmental Support Zone. Therefore streets within this zone shall be planted with Cedar Elm trees with a minimum caliper of 4 inches (measured 12 inches above the root ball), planted 60 feet on center along both sides of any street right of way, excluding curb cuts and drive aprons. Trees should not be closer than 50 feet, or further apart than 70 feet.

Within any block, when a uniform spacing of trees is disrupted by a curb cut or drive apron, the tree that would be located at that point can be omitted from the rhythm of street planting. Trees omitted in this fashion shall be replaced upon redevelopment of the property. The pattern of tree planting shall start at the intersection of the tree line (parallel to the right of way, set 3 feet back from the curb line), and the ordinary view as set by existing city codes.

- 2. Tree Lighting:** The night image and sense of pedestrian security is enhanced by an ambient light level greater than the level provided by streetlights alone. Therefore, street trees planted in accordance with this guideline shall be lit with downlights. A minimum of one downlight per every 2 inches of trunk caliper (as

measured 12 inches above the root ball) shall be used, with a maximum of 4 lights per tree. See Appendix B for acceptable tree lights.

3. **Street Lighting:** Street lighting within the downtown Support Zone must provide visual characteristics compatible with the rest of the Downtown Plaza District. Therefore, pole standards and streetlights shall be located at each intersection and shall conform to the types specified in Appendix B.
4. **Sidewalks:** Sidewalks are the major pedestrian accommodation within the Downtown Plaza District, providing needed elements of continuity. Wherever possible, sidewalks shall maintain a minimum width of 10 feet to allow for pedestrian right-of-way and for tree planting. Sidewalks will be finished with standard broom finished concrete. No stamped concrete patterns or individual treatment of sidewalks at any storefront will be permitted, except for handicap access ramps.
5. **Street Furniture:** Pedestrian use of sidewalk space is facilitated by the provision of public furniture and hardware. Therefore, the following pedestrian furniture and hardware must be provided:
 - a. 1 bench per block within the District Support Zone. The benches indicated in Appendix B shall be used.
 - b. 1 trash receptacle per block, adjacent to the above-described seating. See Appendix B for appropriate hardware.

The placement of other street furniture, such as newspaper boxes, mailboxes, and telephones, shall be reviewed by the City of Corsicana to determine appropriateness, so as not to distract from the continuity of the streetscape within this zone.

6. **Signage:** Continuity is one of the ways by which a sense of district is created. Public signage is a key element in establishing and sustaining a sense of continuity. However, public signage is regulated by public safety codes that typically specify placement and content. Therefore, it is the intention of these guidelines to standardize public signage by creating consistent sign standards and means of attachment distinctive to the Downtown Plaza District. There are two types of signs that shall be used: pole signs and mounted signs. These two sign types are illustrated in Diagram 18, and guidelines are as follows:
 - a. **Pole signs:** All public signs not mounted to street hardware or to buildings shall use the sign standard illustrated in the signage diagram. Pole-mounted signs will maintain uniform placement within the block and a uniform height, which will depend on sign type. Where more than one sign is attached to a sign standard, it shall conform to those specifications

illustrated in the signage diagram.

- b. **Attached signs:** Attached signs shall conform to those specifications illustrated in the signage diagram. Throughout the Downtown Plaza District, types of signs will maintain consistent mounting height, according to sign type. These heights are:
 - i. **Directional signs** shall be 12 feet above ground at base of frame.
 - ii. **Operational signs** shall be 10 feet above ground at the base of frame.
 - iii. **Parking signs** shall be 8 feet above ground at the base of frame.

Should these specified mounting heights be in conflict with existing codes and/or TxDOT standards, the code and/or TxDOT standard shall apply.

7. **On-Street Parking:** To attract retail investment, it is necessary to provide parking to meet potential demand. This means that on-street parking availability must be maximized. Mid-block access points, such as curb cuts and aprons, shall be limited to one per site, or two per site when a site engages the span of an entire block. Shared curb cuts are encouraged.

III. Street Interface Guidelines

1. **Parking Screening:** The interface between street space and on-site parking lots is an important area where clarity of the street and enhancement of the pedestrian environment needs to be reinforced. Therefore, where on-site parking fronts streets within the District Support Zone, such parking shall be screened by a continuous line of evergreen screen shrubs, selected from the list of acceptable landscape materials in Appendix B. These shrubs shall be at least 30 inches tall at time of planting, and shall be planted at 36 inches on center. Corner islands for canopy or ornamental trees are also required to enhance the appearance of the screen. This screen shall be in accordance with Diagram 19.
2. **Parking Lot Planting:** Parking lots must be enriched with canopy trees so that the broad expanse of hard surface does not create an image of downtown that speaks of vacancy, emptiness, or a hostile microclimate. Therefore, parking lots where the lot capacity exceeds 15 cars shall contain trees planted so that no parking space is more than 100 feet from a canopy tree. The trees used for parking lot planting shall be selected from Appendix B.

IV. Architectural Guidelines

1. **Store Fronts:** Historically, storefronts of the period characteristic of downtown Corsicana required that the base of the storefront framing sat on a masonry curb

that functioned as a water stop. The width of the glass panels was limited by the technology of manufacturing, production, and installation available at that time. Therefore, to maintain a continuity of style, storefront systems used within the District Support Zone must sit on a masonry curb at least 12 inches and no greater than 18 inches tall. The glass must be modulated so that glass panels between vertical supports are not greater than 4 feet wide. Where possible, the true creation of a historically appropriate storefront system is encouraged. Such a system would employ wood mullions rather than aluminum.

2. **Offsets:** Building plates within the District Support Zone are generally larger than those of the Commercial Frontage Zone and the Governmental Frontage Zone. However, future redevelopment will encourage a more complete use of development potential within any block downtown. It is therefore the goal of this guideline to establish a visual texture that is more compatible with the other zones in the Downtown Plaza District. To achieve visual compatibility, development must create offsets within the building plane that visually reduce the sense of “large-plate” scale. There shall be at least one offset for every 40 feet of building frontage along any street. Such offsets shall have a minimum of 5 feet of horizontal displacement, and extend the full height of the façade.
3. **Elements of Style:** The prevalent architectural style within the District Support Zone should contain elements of Commercial Renaissance, predominantly evidencing Romanesque and/or Victorian detailing. This style is expressed through the elements that follow, and all restoration, reconstruction, and new development must therefore embody these design guidelines.
 - a. **Materials:** 100% of any street-facing façade shall be brick, excluding windows, doors, and storefronts, consistent with all respective guidelines contained herein.
 - b. **Openings:** Unit masonry construction of the historic period, as represented by the built fabric of the District Support Zone, generally expresses openings as penetrations in the exterior load-bearing wall (excepting commercial storefronts). These openings are generally taller than they are wide, with height being no less than double the width of the opening. The ratio of opening to solid wall (expressed as a void-to-solid ratio) in any street-fronting wall shall not be greater than 0.6:1. This ratio does not take storefront or the wall space that it occupies into account. All openings, including building entries (but excluding storefronts), must align vertically and horizontally.
 - c. **Parapets and Cornices:** All flat roofs shall be concealed behind a standing parapet that is at least 18” above the roof membrane. The street-fronting portions of this parapet shall have offsets in the cap profile that give greater visual articulation of corner, entry, and decorative elements of style. The top of all parapets must be capped by a decorative mould or brick detail that

projects out from the exterior wall plane at a minimum of 1 inches. When a pitched roof is provided for one-story structures and/or residential structures over one story, the cornice shall include at least 1 inches of decorative relief and meet a closed soffit.

- d. **Roofs:** All roofs for any structure over one story that is not a residential structure shall be flat. One-story structures and residential structures may have a pitched roof when the roof slope is equal to or greater than 8:10.
- e. **Horizontal Expression:** It is typical that the distribution of openings and decorative detail maintain a horizontal expression. Therefore decorative window heads and sills must align horizontally. Floor separations must be expressed by horizontal belt courses and canopies must maintain a constant horizontal reference from one building to another unless such alignment is prevented by grade changes.
- f. **Edges:** In an historical commercial setting where buildings share a common wall, it is important to define the limits of a premise by articulation of building corners, even if the wall plane from building to building is constant. This has generated a variety of visual devices, which give external recognition of the property line and the common load-bearing wall. Therefore building corners, whether actual or established by a shared lot line, must have visual expression by one of the following means:
 - i. Pilaster columns
 - ii. Columns
 - iii. Quoins
 - iv. Fluting
 - v. Panels/Coffers
 - vi. Common Vertical Reference

When a building is constructed over lot lines, the historic pattern of building width is disrupted. Therefore, any building that is wider than the building width typical to the block in which it is located must have, in addition to the required offsets, designed building corners that modulate the street façade by creating architectural elements that give the appearance of building edges spaced consistent with the typical block modulation. Other edges are also opportunities for decorative expression that is typical of a Commercial Romanesque style. These edges include windows, parapets, frieze, and any architectural projection. Therefore, opportunities for articulation of edges must be incorporated into the building design. In every street-facing façade, the window heads must be decoratively expressed as a minimum compliance with this guideline.

- g. **Entries:** Recognition of building entry is an important element of order

found in most Commercial Romanesque design. It is typical for the entry to be placed in the middle of the front façade, or sometimes at the corner when that façade is on a corner lot. Such a location of entry is reinforced by:

- i. A vertical continuity with the second floor openings
- ii. An architectural form or element
- iii. A canopy

When entries are not in the center of a façade, they must be reinforced by an architectural form or element, unless such entries are located on the corner of a corner lot. Corner entries on corner lots may also be reinforced by a canopy that visually articulates the location of entry apart from other canopies along the block. The doors used for entries must be compatible with the storefront system, be an actual historic commercial door restored for re-use, or be a reconstruction of a door that previously existed on a particular premise.

