

DOWNTOWN DESIGN GUIDELINES

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WAXAHACHIE, TEXAS



SERVICES:

- » Design Guidelines
- » Analysis of different design contexts

CLIENT:

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City of Waxahachie

DATE:

2009-2010

Downtown Design Guidelines

Waxahachie, at the southern edge of metropolitan Dallas/Fort Worth, retains a robust collection of historic resources. The city's Heritage Preservation Commission seeks to promote compatible downtown rehabilitation and redevelopment to protect Waxahachie's image and high quality of life.

Winter & Company assisted the City with development of downtown design guidelines. The guidelines address rehabilitation of historic resources and compatible infill development. Prototype development scenarios also help illustrate adaptive reuse of historic resources and compatible new construction on real downtown sites.

The design guidelines document includes "development tracks" to help users find the sections that pertain to specific types of projects. The track differentiate small scale historic rehabilitation projects from larger projects that could include both rehabilitation, building additions and new site or parking features.



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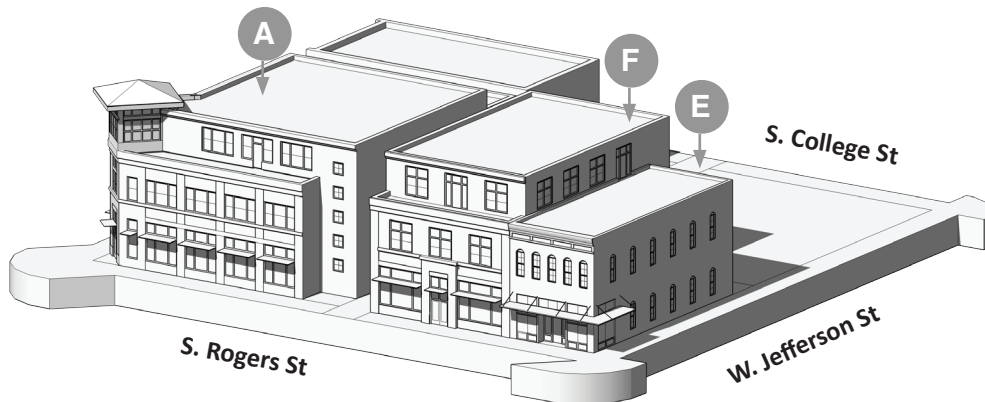
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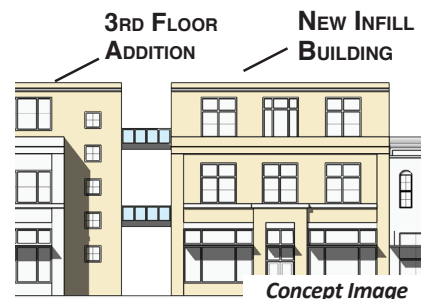
CASE STUDY: HISTORIC REHABILITATION AND NEW CONSTRUCTION



Current Photo



Historic Photo

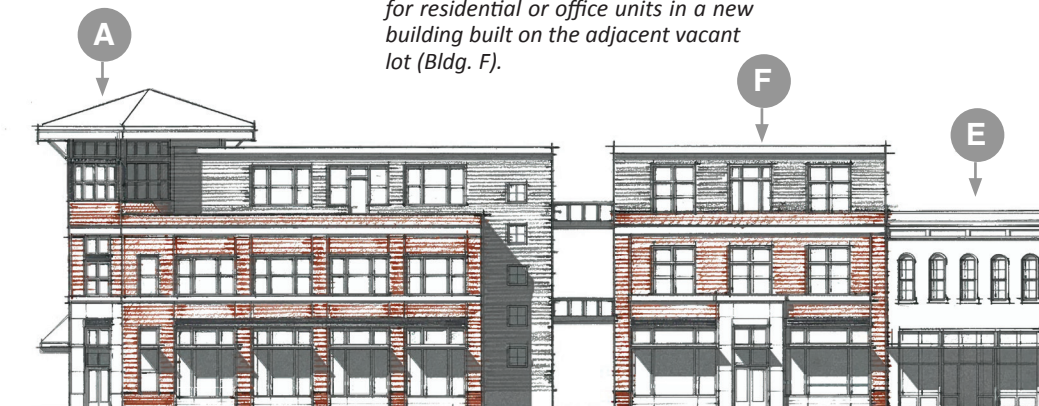


Concept Image

D The moderately altered facade of the contributing building at 107 W. Franklin St. would be rehabilitated. The retail store would remain at the ground floor and the second story would be combined with the second floor of the adjacent buildings to create a larger combined commercial office or residential floor.

E The contributing "Elections Building" at 217 S. Rogers would be rehabilitated by restoring window openings and reconstructing the storefront. The rehabilitated facade could be similar to the mid 20th Century facade illustrated above or the original late 19th Century facade (see page 27 for an earlier photograph). The roof could be used as a deck area for residential or office units in a new building built on the adjacent vacant lot (Bldg. F).

F A new mixed-use building would be built on the vacant lot at 214 S. Rogers, sharing an elevator via an over-alley connection with the rehabilitated building and third-floor residential addition at 115 W. Franklin (Bldg. A). The new building would include ground floor retail and upper story office or residential space.



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