

Crown Magnolia Offices



Location:

- 124 Magnolia Street
- .359 acres

Applicant:

Nathan Harsh (owner)

Item for approval:

Development Plan
(23-284)



Crown Magnolia Offices



Property Information:

Zoned C, Commercial

Located in the OT, Old Town
Overlay district

Summary:

2 two-story office buildings
with a “Vernacular
Commercial Storefront”
architectural style



Commercial Building Precedents



(1) Historic Burleson, Along Main Street –

This historic photograph of Main Street helped provide inspiration for the “Vernacular Commercial Storefront” for the proposed office buildings.



(2) American National Bank (Previously Named) Building –

This building in Old Town helped provide inspiration for the proposed two-story office buildings.





Vernacular Commercial Storefront

Old Town Design Standard	Conformance
Vertical ordering of front façade into a definitive Base, Body and Cap	Yes
Larger display windows with a window pediment or base	Yes
First floor transom windows.	Yes
Recessed street entry	Yes
Double street entry doors	Yes
Tall second-story windows	Yes
Cornice molding and accents at roof parapet.	Yes

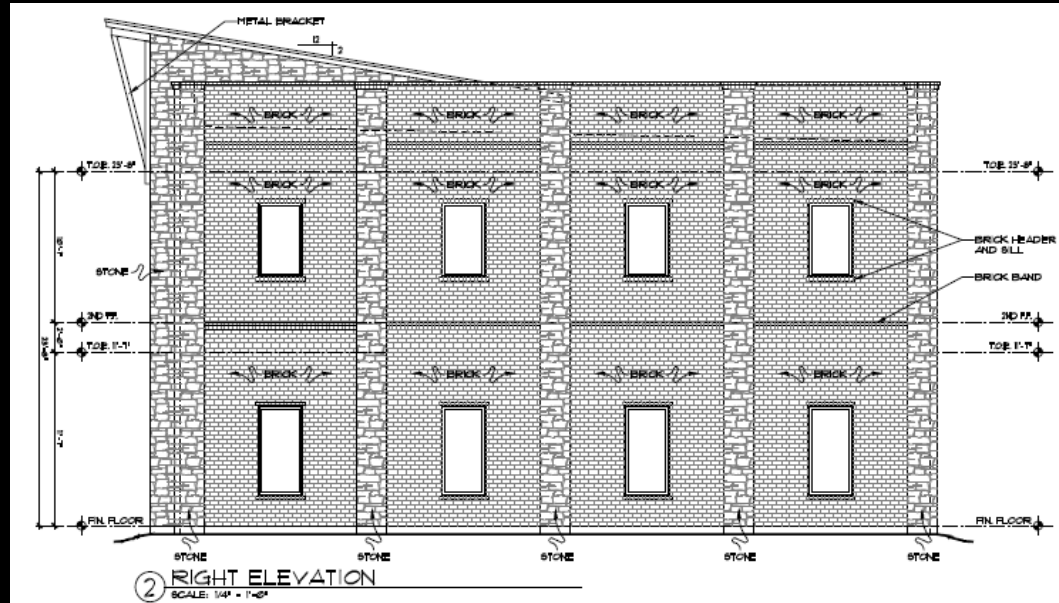
Elevations and Materials



MATERIAL CALCULATIONS		
FRONT ELEVATION	STONE/BRICK	100%
RIGHT ELEVATION	STONE/BRICK	100%
REAR ELEVATION	STONE/BRICK	100%
LEFT ELEVATION	STONE/BRICK	100%

WINDOW CALCULATIONS	
FRONT ELEVATION	
GROUND FLOOR WINDOW COVERAGE	40%
SECOND FLOOR WINDOW COVERAGE	13%

WINDOW CALCULATIONS	
SIDE ELEVATION	
TOTAL WINDOW COVERAGE	8%





Recommendation

- Recommend approval of the development plan

