



City of Burleson

09-29-2023

141 W. Renfro St.

Burleson, Texas 76028

Statement of Architectural and Contextual Compatibility

RE: Office Buildings located at 124 NW Magnolia St.

Project Overview -

The proposed construction is for two identical, two-story, office buildings to be situated along NW Magnolia Street, at the intersection of SW Haskew Street.

The project will consist of two phases, with Phase 1 resulting in the construction of Building 1 (situated at the Magnolia/Haskew intersection) along with the required site work, and Phase 2 resulting in the construction of Building 2 along with the remaining site work.

Architectural Elements -

1. The overall height of the building will be 33'-10". The height to the top of the parapet wall will be 29'-8", which would be a similar height to other two-story buildings within surrounding blocks of the property.
2. The proportion of the buildings front façade will be vertically-oriented. There will be a vertical ordering (base, center, and cap), emphasized by tall, stone pilasters.
3. The proportion of openings will also be vertically-oriented, with vertical alignment between Ground Floor windows and Second Floor windows.
4. The solid-to-void relationship on the front façade will match typical "Vernacular Commercial Storefront" precedents as seen throughout Old Town, and will meet wall surface-to-window percentage requirements (*Old Town Design Standards*) at both the Ground Floor and Second Floor. At the Entry, sidelights and a transom window will be utilized to emphasize the entrance for the public.

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5. The buildings will be set back from the public street enough to allow for 90-degree parking stalls, a landscape strip, a 5'-0" sidewalk, and another landscape strip, altogether establishing a cohesive streetscape environment. Building 1 and Building 2 will be separated by 10'-0" of sidewalk.
6. The building entrance will have a metal awning just above the Entry doors that projects from the building 2'-0", with deep, stone pilasters on each side. In order to further highlight the entrance, the sloped roof above will project 5'-0" from the building.
7. Verticality will be emphasized by tall, stone pilasters, with brick infill between. Brick bands will be utilized in order to help establish the vertical ordering of the facades.
8. The building texture will vary between a common brick and stone, with metal awning accents.
9. The buildings will follow the "Vernacular Commercial Storefront" architectural style as described in the *Old Town Design Standards* for the City of Burleson.

There will be a vertical ordering of the facades, utilizing protruding brick bands to highlight the base, center, and cap. The verticality will be emphasized by the contrast of tall, stone pilasters, and brick infill set back between. At the Ground Floor there will be taller windows with metal awnings above. At the Second Floor there will be tall windows as well (although not as tall as the Ground Floor windows).

The main entrance will be a focal point, emphasized by storefront doors, sidelights, and a transom window with an awning above. Above the Entry, at the Second Floor, the windows grow larger in height. Above this there will be a large sloped roof that extends above and beyond the parapet wall, supported by brackets, in order to highlight the main entrance and ultimately act as a visual receiving point for all visitors.

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10. The roof shapes consist of low-slope roofs, behind parapet walls. There is also a separate sloped roof, extending out over the Entry. This sloped roof relates back to some of the Division “1” Building (*Old Town Design Standards*) characteristics, and also shares similarities with the Ground Floor, sloped, metal awnings seen throughout Old Town Burleson.
11. Both Building 1 and Building 2 will both be situated 4’-10” off of the property line along NW Magnolia Street. Together, the buildings will help establish an architectural streetscape.
12. Landscaping requirements will be met by providing 5-gallon shrubs on either side of the public 5’-0” sidewalk. There will also be a new 3”-caliper tree situated at the NW Magnolia Street/SW Haskew Street intersection.
13. Ground cover requirements, as seen in the *Old Town Design Standards*, will be provided for.
14. The scale of the building will match other two-story, “Vernacular Commercial Storefront” buildings as seen throughout Old Town Burleson.
15. The front façade (Type A) will face the North-East direction, oriented towards NW Magnolia Street.
16. The proposed buildings will consist of similar elements as seen in Old Town Burleson, by following the established standards for the “Vernacular Commercial Storefront” style (*Old Town Design Standards*).

Conclusion -

Haddock Design has completed multiple commercial designs for local Burleson businesses, as well as numerous residential projects within, and outside of, Burleson city limits.

The goal of this proposed project is to construct two office buildings, which integrates with the surrounding Old Town commercial buildings by utilizing architectural elements commonly seen in the “Vernacular Commercial Storefront” architectural style. Thereby providing office space for local businesses, while at the same time maintaining the historic facades and streetscape as seen throughout Old Town Burleson.

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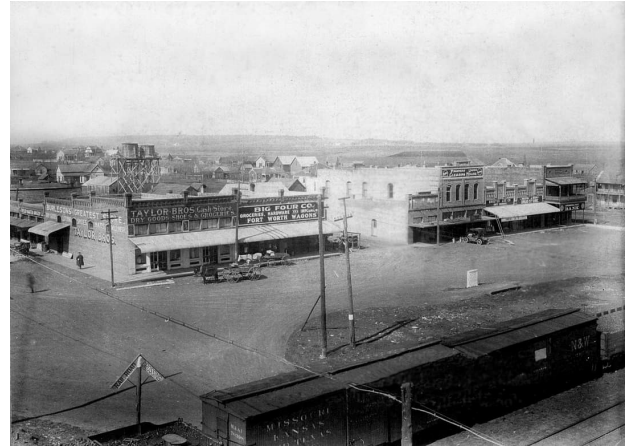
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Commercial Building Precedents – City of Burleson

(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.



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CROWN MAGNOLIA OFFICE BUILDINGS



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CROWN MAGNOLIA OFFICE BUILDINGS
124 NW MAGNOLIA STREET
LOTS 1, 2, PORTION OF 3,
BLOCK 11
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

PLAN NUMBER
10493023

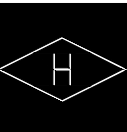
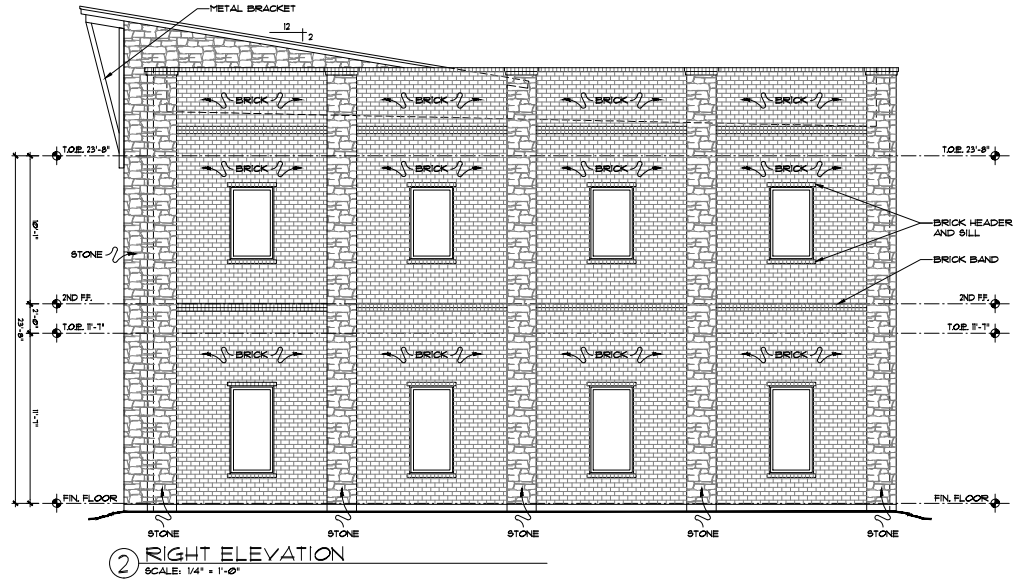
DATE
10/30/2023

SHEET NUMBER
CS

| 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% |



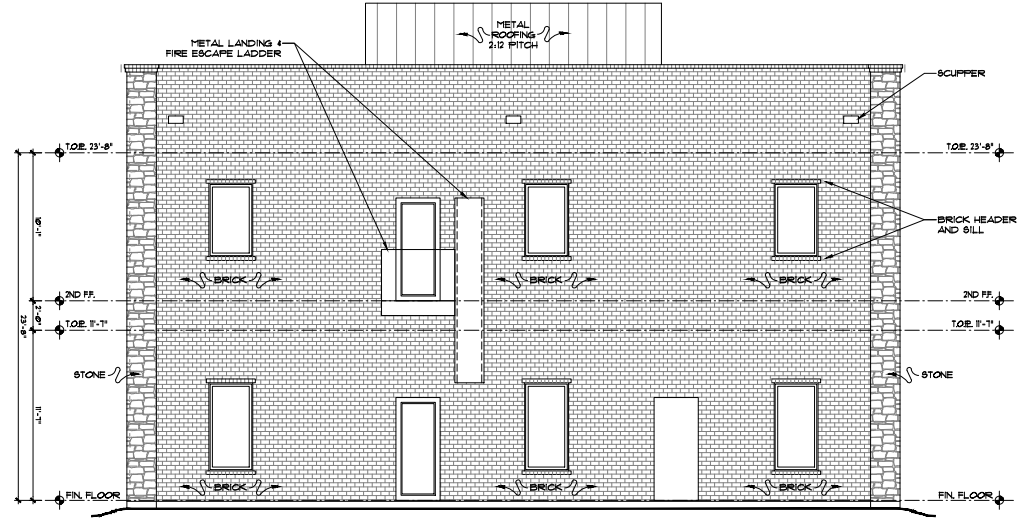
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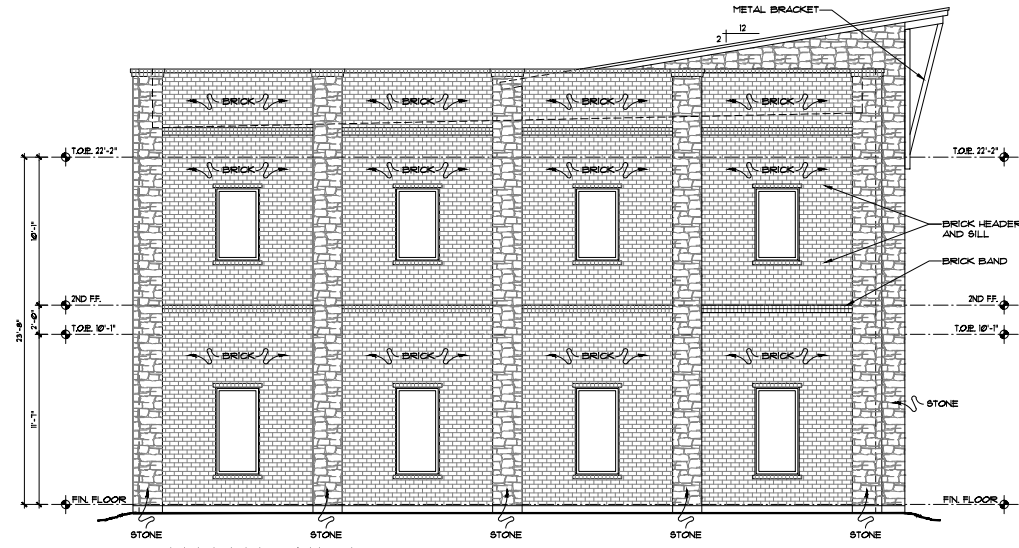
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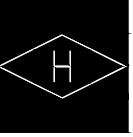
| | |
|-----------------------|----|
| WINDOW CALCULATIONS | |
| SIDE ELEVATION | |
| TOTAL WINDOW COVERAGE | 8% |



① REAR ELEVATION
SCALE: 1/4" = 1'-0"



② LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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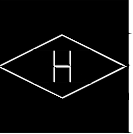
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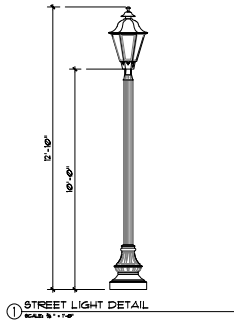
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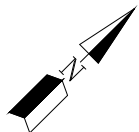


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| LOT SQUARE FOOTAGE | |
|---------------------------|--|
| TOTAL SITE SQUARE FOOTAGE | 15625 SF |
| BUILDING SQUARE FOOTAGE | 4930 SF |
| PARKING REQUIRED | 25 |
| PARKING | STANDARD SPACES - 24 ACCESSIBLE PARKING SPACES - 1 LANDSCAPE ISLAND CREDIT - 0 |

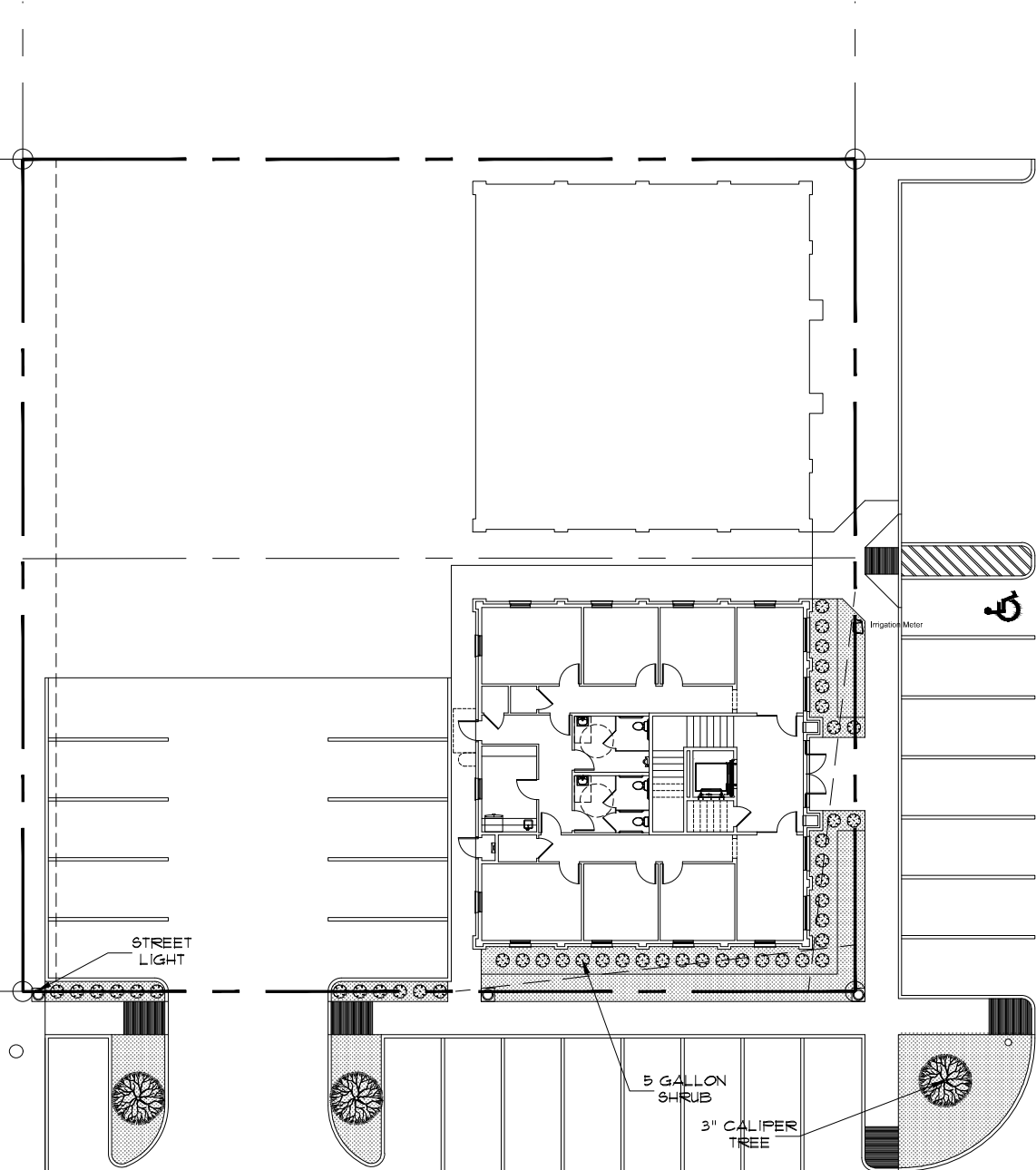
| LANDSCAPE REQUIREMENTS | |
|---------------------------|---|
| TOTAL SITE SQUARE FOOTAGE | 15625 SF |
| LANDSCAPE AREA REQUIRED | 3125 SF (20%) |
| LANDSCAPE PROPOSED | (45) 5 GALLON SHRUBS = 1125 SF (3) 3" CALIPER TREES = 600 SF 1475 SF GRASS/GROUND = 1475 SF (9%) TOTAL LANDSCAPING = 3200 SF (20%) |



PHASE 1 LANDSCAPE PLAN

1/8"=1'-0"

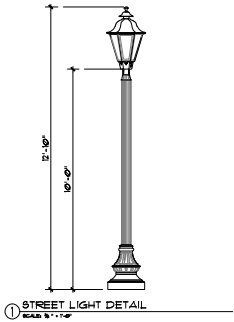
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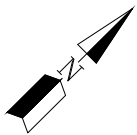
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SHEET NUMBER
A1.2



| LOT SQUARE FOOTAGE | |
|---------------------------|--|
| TOTAL SITE SQUARE FOOTAGE | 15625 SF |
| BUILDING SQUARE FOOTAGE | 4930 SF (PER BUILDING) |
| PARKING REQUIRED | 50 |
| PARKING | STANDARD SPACES - 44 ACCESSIBLE PARKING SPACES - 2 LANDSCAPE ISLAND CREDIT - 4 |

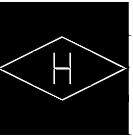
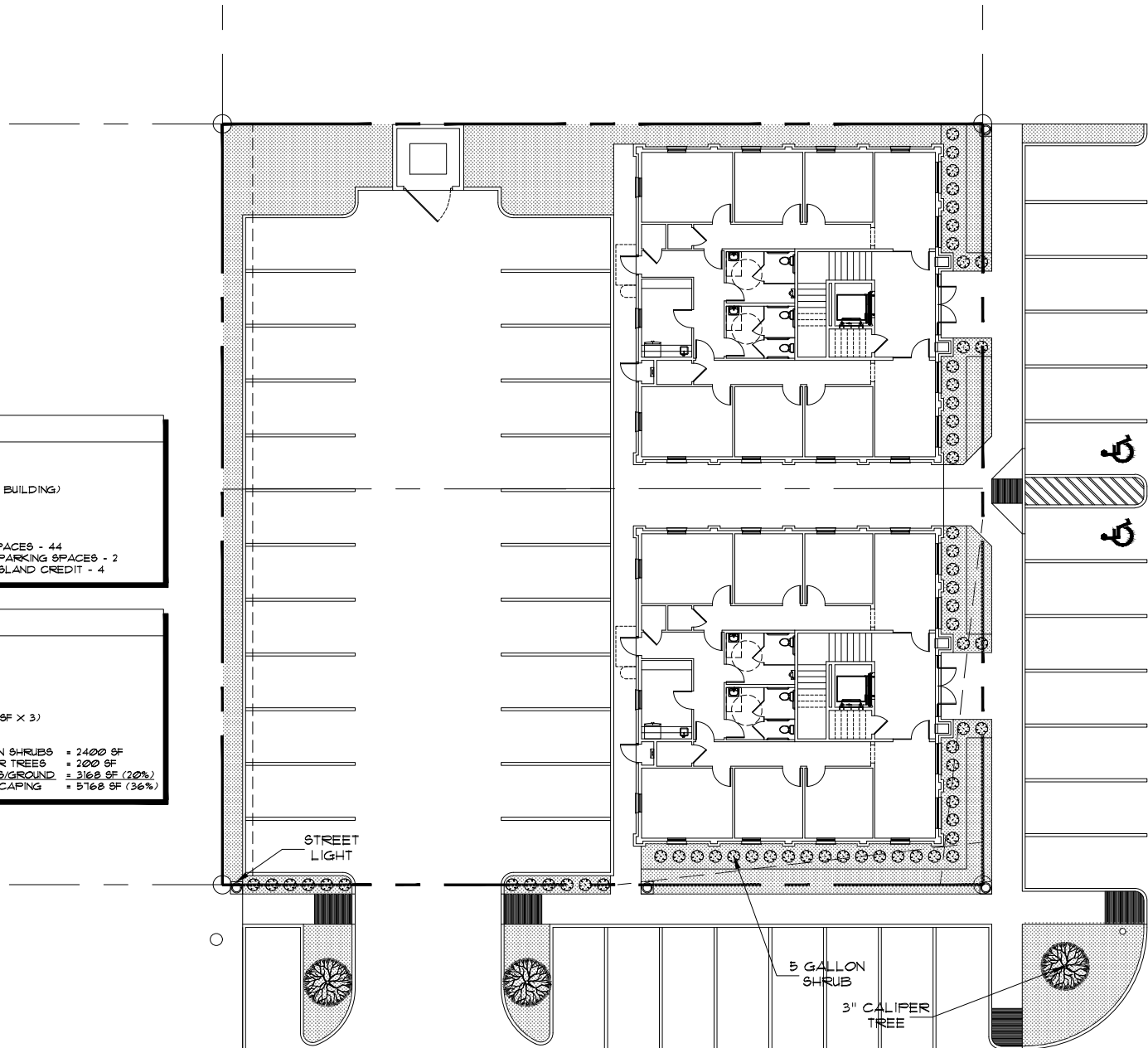
| LANDSCAPE REQUIREMENTS | |
|----------------------------|--|
| TOTAL SITE SQUARE FOOTAGE | 15625 SF |
| LANDSCAPE AREA REQUIRED | 3125 SF (20%) |
| PARKING LANDSCAPE REQUIRED | 600 SF (200 SF X 3) |
| LANDSCAPE PROPOSED | (62) 5 GALLON SHRUBS = 2400 SF (3) 3" CALIPER TREES = 200 SF 3223 SF GRASS/GROUND = 3108 SF (20%) TOTAL LANDSCAPING = 5768 SF (36%) |



PHASE 2 LANDSCAPE PLAN

1/16"=1'-0"

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