

NORTHGATE



Planning Division

Gali Dolev

Visiting Architect and Town Planner

May 1994

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NORTH GATE - LOCAL HISTORY

Commercial

During the 1930s, ever greater numbers of students, faculty members and businessmen gravitated towards the college community. A small business district flourished along the northern fringe of the campus. When the post office and Boyett relocated at Northgate in the early twenties, other business, to the satisfaction of college officials, also settled in the area. Just before incorporation, various merchants served the college population. Students frequented the barber shops, cleaners, military supply outlets, and tailors. Residents could purchase medical supplies at Aggieland Pharmacy or Lipscomb's Pharmacy and groceries at Luke's Campus Grocery or Charlie's Food Market. Occasionally, families enjoyed a meal out at The College Inn or at the Texas A and M Grill.

On February 25, 1939 the College Station City Council held its first council meeting in the Administration Building on campus. Instead of continuing to rely on campus space, College Station officials decided to establish their own office, one which would be used solely for Council meetings and City business. Joe Sosolik had an available room over his Aggieland Studio at Northgate which rented for \$17.50 per month, with utilities and furniture. The Council agreed to the terms and met for the first time in the new quarters on May 18, 1939.

Three distinct sections of the City expanded during the 1940s. Each section had its own residential area with accompanying shops. Northgate continued to serve as the main business district. New additions to that area included a theater, hardware store, dentist office, and a Methodist Church.

A newspaper article from 1944 described College Station as, "The fastest growing city for its size in the state of Texas." The newspaper went on to describe "...the thriving business center of College Station is located at the northern end of the A&M campus, better known as the 'North Gate' to both students and towns people. It consists of cafes, drugstores, grocery stores, confectioneries, tailors, cleaning and pressing establishments, shoe repair shops, men's furnishings, jewelers, photographers, barber shops, a dentist and a post office. Recently a new \$65,000 theater has been added to the many business establishments at 'the gate'. It has a seating capacity of 628 people and has the most modern movie equipment obtainable."

In December 1947, residents celebrated the opening of College Station's first City Hall. Although the City office had moved and expanded in 1942 from one room at Northgate, to two rooms in the Burgess Building on the south side, officials were delighted to have their own building for transacting City business. The modern one-story structure, designed by architecture students under Langford's guidance, was located in Northgate across Wellborn Highway adjacent to the railroad tracks.

College Station Bank opened its doors on May 1, 1946 in a small, two-room wooden building in Northgate, and the Council authorized the transfer of the City's banking business from Bryan to College Station. The institution became a national bank in the next decade, changing its title to University National Bank.

Residential

Housing for faculty and staff was rapidly constructed from the 1890s on. The formal incorporation of the City of College Station in October 1938, conditions were propitious for the disposition of campus housing. The old Texas A&M campus houses were sold and moved to different locations.

The houses are frame construction, and the sizes vary from large two-story structures to small cottages of perhaps 1,200 square feet. The styles of the existing structures can be grouped into four main types:

1. Queen Anne: containing neo-classical features, constructed between 1890- 1910. This was the predominant style in the area.
2. Cottages: smaller houses with a small porch and simple lines.
3. American Four-Square: relatively plain and square two-story structure with one story front porch; erected between 1910-1920.
4. Bungalows of varying sizes, but most were small; erected between 1910-1925. This style comprised the second largest group.

Old Texas A&M campus houses located in the Northgate area:

318 First

Owner: Estate of A.P Boyett, Sr.

Erected 1911, Sold 1941

Identification by George H. Boyett, Feb, 1, 1986; Caroline Mitchell, Jan, 16, 1986.

Style: Small sized Queen Anne with minor modifications

Previous residents on campus: R.F.Smith, 1922, professor of Mathematics
E.P.Humbert, 1924, Department Head - Genetics

400 Boyett

Owner: Charles E. Harris, Jr., 307 Greenway, Bryan

Erected 1902, Sold 1954

Identification by Dr. Bardin Nelson, Sr. retired TAMU Sociologist

Style: medium-sized Queen Anne, considerably modified in recent years

Previous residents on campus: R.P. Marstellar, 1924, former Dean of School of Veterinary Medicine.

402 Boyett

Owner: Charles E. Harris, Jr., 307 Greenway, Bryan

Erected 1902, Sold 1955

Identification by Dr. Bardin Nelson, Sr. retired TAMU Sociologist

Style: originally a medium-sized Queen Anne, but badly burned in the 1960s and then renovated

It is difficult to tell that it was once a twin to the house at 400 Boyett

Previous residents on campus: Designated both in 1913 and in 1921, as the "surgeon's house" in the minutes of the Housing Committee

A&M Church of Christ The building is currently owned by the Methodist Church. Professor Ernest Langford, then the Head of the Department of Architecture, prepared plans for the structure. Mrs. Woodward thought the plans were too modest and thus provided \$35,000 to construct a brick building with a 210-seat auditorium, a library and a parsonage. The structure was topped with a 65-foot steeple which was later removed when the building was enlarged. Construction began on the first building in January 1935. The site was a grassy field bounded by an artery to Bryan (College Main Street) and a gravel road which was later to be called Church Street when the Baptist, Methodist and Catholic churches were located along this street. Architect Ernest Langford patterned the building after the New England meeting house of the Pilgrim period. He told the audience at the first evening service in the building of his plans for the structure: "The keynote of the building is simplicity with beauty, in keeping with the religious ideal of the Church of Christ". The building at 301 College Main was enlarged in 1947 when a classroom center and a nursery were added. In 1954, the facade of the building was altered to remove the steeple and the auditorium was enlarged to hold 400 permanent seats. A new education building was also added, and the parsonage was converted into classrooms and a new home was constructed for him.

References:

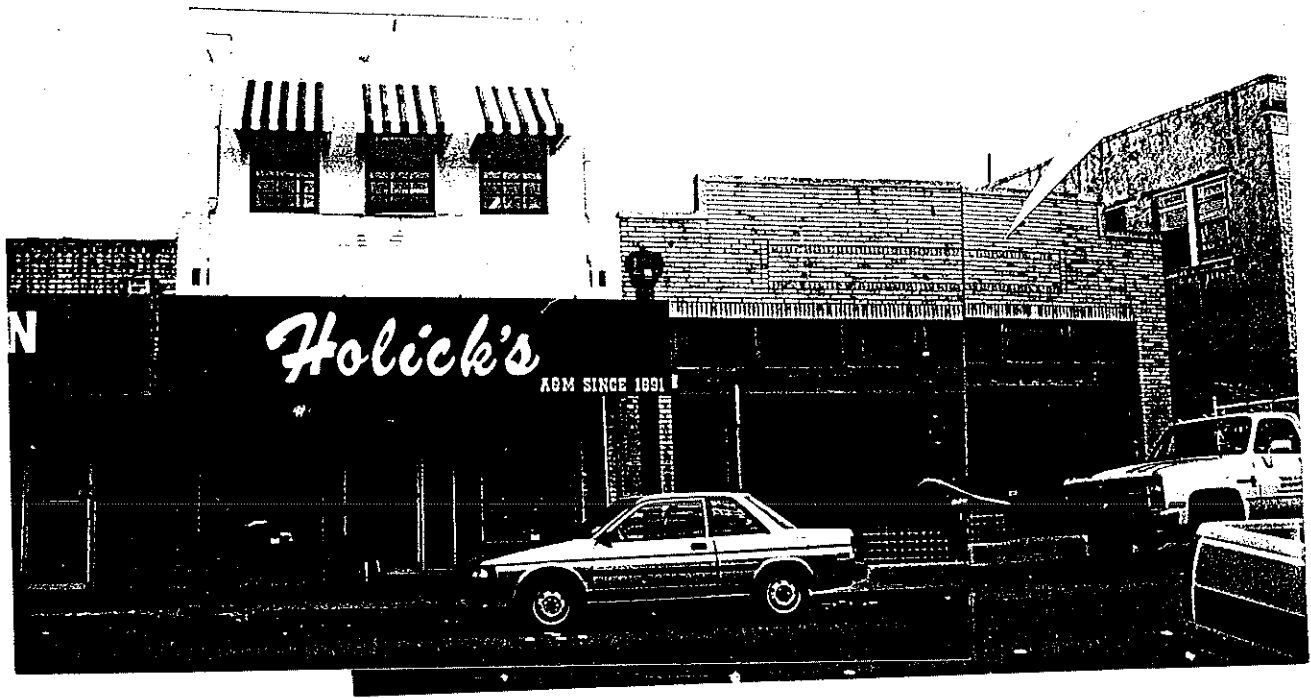
Brazos County History, Rich Past - Bright Future, Family History Foundation, Bryan, TX 1986.

College Station, Texas, 1938-1988, Deborah Lynn Balliew, College Station, Texas, 1987.

The Old Texas A&M Campus Houses, Van-Riper P. Paul.

A History of The A&M Church of Christ, 1921-1988, Joe Buser.

The A&M United Methodist Church, The First Fifty Years, 1923-1973, Fred R. Brison, College Station, Texas, 1973.



c. 1930's, College Station, TX



c. 1910's, San Rafael, CA



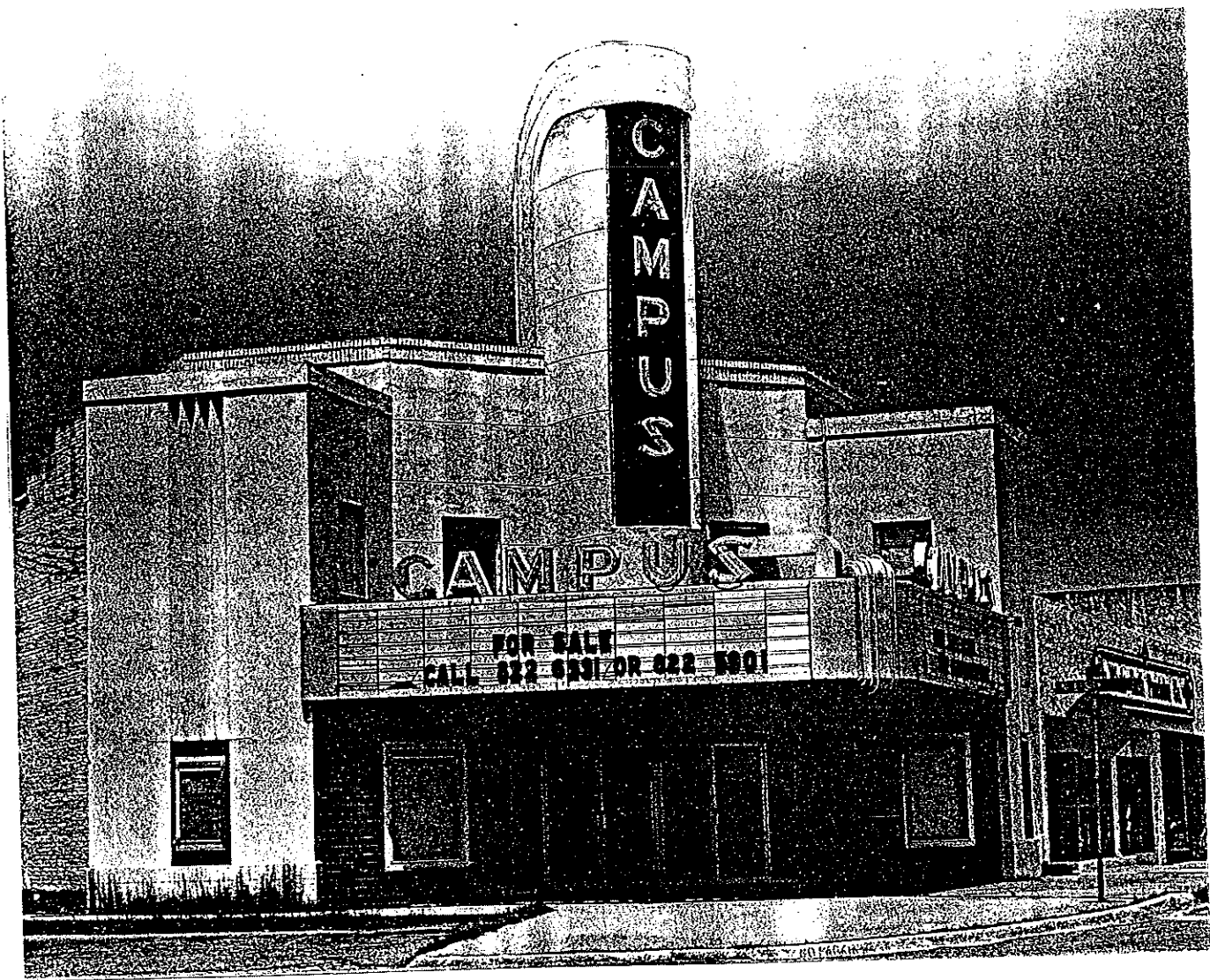
c. 1930's, College Station, TX



c. 1910's, San Francisco, CA

Built between 1936 and 1940, the Campus Theatre is one of the few examples of Art Deco style architecture in the area. The building illustrates several characteristics of the Art Deco

style. A pylon containing the name of the theatre rises above the main entrance. The form of the building is simple and streamlined.



c. 1930's, College Station, TX

Campus Theatre

Two- part commercial block

The two-part commercial block is the most common type of composition used for small and moderate sized commercial buildings throughout the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones. The two part division reflects use differences inside. The single story lower zone, at street level, indicates public spaces such as retail stores, a banking room, insurance office or hotel lobby. The upper zone suggests more private spaces, including offices, hotel rooms or a meeting hall. This type has been used to accommodate a wide range of functions and is readily found in almost all forms of commercial development. The two-part commercial block dominates the core of small cities and towns.

The academic approach was the dominating style during 1920s and maintained a strong following for at least another decade. Academic work tends to emphasize unity, order and balance. The conviction is that the classical tradition provides the basis for principles of design, and that these principles apply not just to individual buildings, but also to groups. Some buildings from this period are extremely plain, bearing certain affinities to their early 19th century predecessors.

Further modifications of the two part commercial block took place between the two world wars under the influence of European modernism, now known as Art Deco or Modern. The initial phase of Art Deco design popular during the late 1920s and 1930s, is characterized by a sculptural use of rectilinear geometric forms dramatize rather than reflect the structure beneath. Verticality tends to be emphasized by piers spaced at regular intervals and extending the full height of the facade to form a jagged silhouette. In some cases, smaller piers further divide the upper zone to enliven the staccato compositional rhythm.

The second, or streamlined, phase of Art Deco design was introduced during the 1930s and 1940s. Its slick machine-inspired imagery became a popular means to create a new appearance for businesses during and after the Depression. These buildings emphasize the facade's horizontality with such devices as decorative banding, long stretches of windows, smooth wall surfaces and rounded corners. Some examples from the 1930s combine the verticality and ornamental richness of the first phase with the sleek, machine imagery of the second phase. In the 1940s, on the other hand, designs were often more reserved, still imparting the idea of architecture as a practical art enhanced by industrialization, but without the ebullient character wrought by streamlined massing and details.



c. 1930's, College Station, TX



c. 1927, Auburn, NE

Public Spaces

The back-to-the-city movement accelerates the urge for more (and more lively) public spaces. And as more projects are shaped by public comment, committees and compromise, cities demand more from developers. "One of the important things you can give back is open space", says a landscape architect. Americans have passed beyond appreciation, the first phase of awareness of public space. However, it is not clear whether we are into the second phase, which integrates human public space into our urban network. The urban plaza demands a human orientation that springs from the sense of a total city. The less planned the environment, the less democratic the public space.

References:

The Buildings of Main Street, Longstreth Richard, The Preservation Press, 1987.

New Life for Public Spaces, Jane H. Kay, Landscape Architecture August 1989.

NORTHGATE - HISTORIC PRESERVATION

"Historic preservation helps bring out the soul of the community; it shows that the community has pride and self-awareness."

"No community can create an historic architectural legacy."

The unique artistic and human qualities of historic neighborhoods cannot be recreated. Such neighborhoods are the ones most Americans feel loyalty towards, showing them visitors, and feel that someone ought to be saving them. Often, however, local citizens fail to recognize that their own cities contain architecturally valuable neighborhoods. Local architecture and history are what is valuable in the context of the city. Unless specially protected, a building may be demolished at any time if the real estate market urges demolition. This creates the need for an Historic District.

There is a growing recognition by citizens and governments at all levels that historic resources have value and should be retained as functional parts of modern life. The historic resources of a community give it its special character and cultural depth.

An Historic District is a group of buildings that physically and spatially comprises a specific environment. It is a group of related buildings that represents the standards and tastes of the community during a particular period of history.

Why preserve a historic district?

1. Practical -The cost of massive demolition is too high. Preservation, on the other hand recycles the existing structures. In more utilitarian terms, each historic building and structure represents an investment that should not be merely discarded. Maintaining and rehabilitating older buildings and neighborhoods can mean savings in energy, time, money, and raw materials.

2. Preservation renews the human spirit. "Your neighborhood has great architectural and cultural value to our city and we must find a way to upgrade it."

3. Aesthetic satisfaction

4. Financial benefits- increased taxes, tourism.

Historic Zoning

Conventional zoning limits the volume or use of a building. Historic district zoning differs in that it requires conformity to a norm set by the historic architecture within specified boundaries of the district. Existing buildings are chosen to be left unaltered on the exterior, and the standards of maintenance and repair are sometimes prescribed, while new construction is limited, not only in volume and land use, but also in appearance. Historic zoning does not occur spontaneously. There is a need to demonstrate that the community has things worth saving. If a whole area of the community should be protected, a definition of the boundaries is needed.

Easements are another means of protecting historic properties. A facade easement, for example, protects the front of a historic building while allowing the owner unimpaired enjoyment of the remainder of his property.

When new construction appears in a historic neighborhood, it must observe a special discipline. There are several points of comparison between new and existing buildings:

Building height, proportions of facade (height to width), proportions of openings, relative width of voids and solids, relative width of buildings and spaces between buildings, relative width of entrance features and remainder of facades, type of material, texture of material, color of material, similarity of detailing, type of roof, presence of garden walls or fences, landscaping if any, paving, scale, and compositional emphasis on verticals or horizontals.

The Survey

A good, detailed architectural survey is almost indispensable.

Survey means a process of identifying and gathering data on the community's historic resources. It includes planning and background research before field survey begins, organization and presentation of survey data as the survey proceeds, and the development of inventories.

Survey data refers to the raw data produced by the survey; that is, all the information gathered on each property and area investigated.

An *inventory* is an organized compilation of information of those properties that are evaluated as significant.

Evaluation is the process of determining whether identified properties meet defined criteria of historical, architectural, or cultural significance.

Survey data can be used to construct a preservation plan.

Details of the survey

Existing building signs

Existing "street furniture" such as street lamp, utility poles, road signs and traffic signals

Detailed lists of existing building materials

Indication of the present occupancy and use of the buildings

Notes on existing problems, evidence of deterioration, and design defects

Common problems

Brick disintegration and deterioration

Surface cosmetic deterioration

Inappropriate signs

Air condition units in doors and windows

Inappropriate design features

Vacant, under-used structures

Empty lots within the historic area

Inappropriate new store front design

A Preservation Plan

An official preservation plan, prepared and adopted by the community and its planning agency, should provide a basis for integrating survey information with other planning data. It should be an important part of comprehensive community planning. It can establish priorities for dealing with historic resources within the framework of existing local planning programs and present specific recommendations for meeting these priorities.

A preservation plan may present specific ways to maintain and enhance the positive character of an area. First of all preservation plan can identify legal and financial tools: Easements, tax incentives, historic preservation commissions, preservation ordinances and land use controls, and revolving funds that aid in the conservation of historic resources. Secondly, it will present design standards for new construction and for the enhancement of environmental amenities. A preservation plan will also illustrate the effect of revitalizing historic resources through the application of standards for restoration and rehabilitation. Establishment of a preservation planning program can help a local government qualify to participate in federal historic preservation grants such as in-aid programs, once it is certified by the state Historic Preservation Officer and the Secretary of Interior.

References:

Historic Preservation in Small Towns, Ziegler, Arthur. P, 1980.

Historic Preservation in Inner City Areas, Ziegler, Arthur. P, 1974.

Guidelines for Local Surveys: A Basis for Preservation Planning, National Register Bulletin 24, 1977.

NORTH GATE - FACADE IMPROVEMENT

How to Improve your Facade

The old stores that line Main Streets across the country have typically changed appearance over the years not once, but several times. Ways to improve your facade include a new paint job, a new plastic sign covering earlier lettering, the boarding up of old window openings, the construction of new wide display windows, the replacement of a carved wooden door by one of a glass and aluminum, and the covering of a detailed brick front with metallic panels. All too often the changes have been unsympathetic to the original character of the building and street.

Fortunately, merchants, property owners and architects in increasing numbers are coming to realize the value of rehabilitation schemes that reveal, rather than conceal, the architectural qualities of existing facades. Some of the key components affecting facade renovation are signs, paint, ornaments, cleaning, and financing. Budget constraints on Main Street must be faced realistically. These projects are low in cost. Some schemes require little more than a fresh coat of paint or removal of previous improvements. Each rehabilitation respects the integrity of the building front. The intent is not to create preservation show pieces. These are not historically accurate restorations, but rather practical rehabilitations.

Renovation should be seen as the crucial element in the general effort to improve store or downtown business.

Five factors are significant in evaluating a facade renovation project:

1. The sensibility and the commitment of the owner to the renovation project.
2. The construction and design quality of the original facade.
3. The size of the budget.
4. The resources available in terms of design advice, materials and skilled workmen.
5. The relationship between the owner, tenant, and others who are responsible for the building's appearance and upkeep.

The Patch Up Approach

This method of renovation is not a comprehensive or planned approach. Over a period of years the building owner commissions a variety of workmen to repair or modify the building as needed. One of the most common and unfortunate patch-up alterations is the partial blocking of display windows.

The New Image Approach

This approach is too comprehensive. In accordance with one of the several themes, the building is suddenly and completely altered, often by an overlay that entirely obscures the original facade. In all of the new look approaches, either historic, exotic, or contemporary, the underlying assumption is that the original facade is not worth preserving. Coupled with this notion is a failure to see a distinction between a Main Street shop and a contemporary highway side franchise. Main Streets were built to appeal to the pedestrian, while the strip was built to attract attention of the highway driver at forty five miles per hour. What works for one does not necessarily work for the other. Most Main Streets already have a particular underlying

architectural distinction, and a richness of detail meant for pedestrian viewing. It is easier and far more successful to achieve a cohesive image by rehabilitating a building in a sympathetic fashion, than by attempting to smother it with a new image.

The Enhancement Approach

This approach retains as much as possible of the original facade. Preserving the building as it originally appeared is one option within this approach, but often this is not possible. The task instead is to rehabilitate, with respect to the building's character, while accommodating current use. The Enhancement Approach often involves removing years of additions, although some caution should be exercised here.

The Typical Commercial Facade

No two facades are precisely alike. Nevertheless, there are certain characteristics that surviving Main Street buildings have in common. The prototype consists of brick, stone or cast iron and stands two or three stories high. On the ground floor is a retail business. There is a distinct visual difference between the two stories. While the first floor is almost transparent, the second floor is contained and solid. The shop entrance is recessed from the store front plane, and the sides of the display windows lead to the entrance.

Additions to the basic facade are typically awnings, canopies, window boxes, architectural ornaments and shutters. Each of these elements can serve to emphasize the lines and the shapes of the facade itself. When the majority of the buildings on a Main Street have these similar components, the street scene has a visual continuity and a strong quality of cohesion. If one or more buildings disturb these characteristics, the entire street may suffer. The enhancement approach takes into consideration the overall character of the street and seeks to enhance its continuity. The continuity of the street can be reinforced by working within a vocabulary developed from existing characteristics.

Signs

A sign is often the primary identifying feature of a business. It is the link between a building's exterior and the business inside. A good sign can help a business by making it distinctive. It pinpoints a store's location on the street, makes the business easy to find, creates an attractive image for the store, and encourages passers-by to venture inside. Many merchants, however, do not know what criteria to apply when selecting a sign. The result is a clutter of poorly designed signs that not only disfigure the street, but also fail to convey the desired information.

There are three important aspects of signs:

1. **Size and Position** - A sign that is individually designed for a specific storefront creates a more cohesive facade.
2. **Materials and Design** - A custom made sign, rather than a mass-produced one, can take advantage of a wide range of materials and flexibility of styles.
3. **Illumination** - Illumination can come from either inside or outside the sign. Both types of lighting are acceptable, depending upon the size of the sign and other available light.

Paint

A fresh coat of paint on doors, trim, and sometimes an entire facade, is good for a building's appearance and essential for its upkeep. Color choice is largely a matter of personal taste. However, the colors should be appropriate to the building materials, style, and to other buildings on the block. Usually very bright colors and garish combinations should be avoided where they will contrast too strongly with adjacent buildings. No more than two or three colors should be used to keep the scheme simple.

1. Ornaments and details - Decorative wooden moldings and brackets are usually the first casualties of facade deterioration.
2. Cleaning - Cleaning a facade can visually bring it back to life. However, if done improperly, cleaning can also damage the material and cause structural problems. If a cleaning method is too severe, it will remove not only the dirt and paint but also the outer surface of the construction material, especially brick. Sandblasting should never be used for this reason.
3. Maintenance -

Financing

Financing facade renovations is often the most difficult element in Main Street projects. Absentee landlords, marginal businesses, and conservative shopkeepers all contribute to a reluctance to change the status quo, no matter how tawdry it may be. Financial incentives combined with on the street design guidance can accelerate successful results within a short period of time. The proper package of financing depends on the scale and specific situation of the building as well as an overall analysis of the condition of the street. Many cities and towns have established facade renovation programs providing loans well below the prime lending rate. Often these programs are established using federal funds such as CDBG or UDAG.

References:

Facade Stories, Ronald L. Fleming, The Townscape Institute, Inc, 1982

NORTH GATE DESIGN GUIDELINES

The Northgate area is bounded by Wellborn Road on the west and College Avenue on the east, University Drive on the south and the city limits on the north.

This is a very complicated area with a great variety of architectural fabrics. Several sub-areas can be identified, (see map "North Gate Sub-Areas"):

1. Modern Commercial buildings
2. An area mainly for new development
3. Residential area
4. "The District" - Commercial district mixed with public and religious facilities

Each area has its own characteristics. Therefore, each area will have specified design guidelines, and regulations in the ordinance. However, a general and comprehensive outline will apply to the whole area. The area is accessible to the university by pedestrian circulation. This is the main advantage of the area and its uniqueness. Students live, eat, use different services, spend their free time and park in the area. The whole area serves as the most accessible service area to the university, and it projects the image of the city.

The main concept for design in this area should relate to the pedestrian!

The architectural distinction and richness of details should appeal to pedestrians. Car circulation will be in the rear. There should be enough parking spaces in different locations, but not at the front streets.

Here are some preliminary thoughts regarding the different areas:

1. Commercial

This area is one of the main gates into the university (see map "North Gate Commercial"). In a sense, this commercial area is the image of the city as seen by students and visitors. Although little can be changed in the existing commercial buildings, (we cannot change the architecture and parking problems). There should be a difference between this area and other C-1 commercial areas in the city. The guidelines will apply to new development that will occur in the future. The guidelines should refer to the street elevation along University Drive and the intersection of University Drive and College Avenue. Parking should be less on the front and more in the rear.

2. New Development

Most of the new development is owned by two major owners: TAMU and Boyett, (see map "North Gate New Development"). The rest of the area has many different owners. New residential development in the north part will encourage pedestrian movement to the university and to the "hang out" area of Patricia Street. A mix of residential and commercial use, with very clear orientation towards Nagle Street and Church Street, can be in the south portion of the area. (See map for circulation paths).

Much more input is needed to develop the design concept, although it is clear that an unusual development is needed.

3. Residential

This area is located north of "The District", and includes a variety of residential houses: single family houses, duplexes and apartment complexes. The current physical situation of most of this area requires a substantial renovation program for buildings, streets, landscaping, etc. Some of the properties are worth preserving. One can identify in the area some of the first multi-family development in the city built from 1955 to the present, (for example, several duplexes, and apartment building on First St.) There are also four old Texas A&M professors' houses (see map "North Gate Residential").

This area should be maintained as residential area. The residential development should have specific guidelines for the volumes, sizes and proportion of any new building. Renovation guidelines should be specified. Streets, sidewalks, light fixtures, landscaping and utility updates would have some unique specifications in addition to the general streetscape. This area has a special atmosphere.

4. The District

This sub-area represents the core of Northgate. It marks the beginning of all development in the area from the 1920's to the present. Most of the buildings in the district were built during the 1930's and 1940's.

Commercial, institutional and other public facilities have been the main land uses in the area (see map "North Gate The District"). This fabric mix remains relatively free of major alteration through the decades, and makes the area so unique. This sub-area needs protection from demolition and uncontrolled new development.

Many buildings in the district have historic significance to the community, (see "North Gate - Local History", and the map). An application for local Historical Marker is needed.

The general cohesive atmosphere of the district should be the main concept for the design guidelines. Sidewalks, light fixtures, benches and all the other street furniture in the area should be in the same spirit of the whole, (not the same as in the streetscape book).

Different axes are identified (see map "North Gate The District"). Each axis has its own meaning, or different character which leads to different designs.

College Main Axis

This axis is the Main street of the City of College Station, the business core, (from University Dr. to Patricia St.).

Many factors give this little business district richness and charm: combination of the area's buildings, setting, heights, volumes, and relation between openings and walls, (see details and research result in the "North Gate - Architectural Background"). Therefore, it is important to establish guidelines for the whole area. The individual buildings will be discussed under these guidelines.

Design guidelines should refer to a detailed facade renovation program that will include several issues such as signs, colors, openings, and discovering the original facade. Examples are illustrated in the drawings. (See drawings for example of street furniture like sidewalks, light fixtures, benches etc.)

University Dr Axis

The business district extends along University Dr. from the Campus Theater to the A&M Methodist Church. The same approach of facade preservation and renovation should apply here also.

The following two issues should be addressed specifically:

Urban image - This is the facade of the North Gate towards the university.

Pedestrian access - Since traffic is heavier, the sidewalk problem is more crucial.

Design guidelines regarding new development should follow guidelines for new development adjacent to the preservation area (see "North Gate - Historic Preservation") i.e. size and height limitation and many other details.

Patricia St. Axis

Patricia St. is the place for the plaza of the city.

This street will become a pedestrian area containing the main core activities. The plaza will contain places to seat, drink, listen to music and hold special events. This will become a fun place to go. A new development will take place in the north part of the area. On the plaza level there will be specialty shops area; with a covered arcade. The upper stories will be a mix of a special residential development, like studio apartments, and offices. A fountain and an amphitheater will create a place for more activities. The architectural design should be very simple and not out of the contexts (not very modern), its role is to give the right background for the human activity to happen (see architectural drawings). Adjacent to the new building will be a parking garage three stories high which can provide approximately 150 parking places. According to the architectural concept in the drawings, it should not be a parking street. Parking problems will be solved in the adjacent areas, five minutes walking distance. The benefits of this approach are tremendous for the people of the city! The activities are already established in Northgate. What is needed is an adequate place, space for it to grow.

Church Avenue Axis

Church Avenue is comprised of public facilities. It was named "Church" because of the churches located along the Avenue. These were the first churches to be built in the city, from 1936 to the beginning of the 1950's. All of them should be designated for local Historical Markers (see research result in the "North Gate - Local History" document). The first city hall was also located along this axis.

Today Church Avenue is a major arterial in the area. It serves as the backup for University Dr, access to the present and future parking facilities, an entrance to Patricia pedestrian major event.

Thus, the main function of Church Avenue is to provide access and representation as the first public district of the city.

Sidewalks, light fixtures, street furnitures will be the main improvements on the street.

Boyett St. Axis

Mainly a connection street between the major axis, i.e. Church, Patricia and University.

SCOPE OF WORK

The Northgate Master Planning area is divided into several major sub-areas to address in the design process.

District sub-area

The District sub-areas need immediate detailed designs. This detailed design shall include a survey of existing conditions (buildings, streets, utilities, and property ownership). The survey should include detailed maps with the basic information necessary for detailed design for construction. Part of the survey will be documentation of the buildings that are to be considered for designation for a Local Historical Marker.

Construction drawings for Patricia St. should include specific guidelines or even detailed drawings for the new development. Street furniture details, sidewalks, paving materials, light fixtures, banners, benches, garbage cans, signs, planter boxes will be part of the detailed design. Renovation guidelines for the private owner should include detailed cleaning processes, examples of signs, colors, openings, additions, awnings etc. The guidelines will have examples of the existing building situation and the propose. The streets in the area will be part of the construction drawings. Sidewalks along University Dr., Church Avenue and Boyett. Street furnitures for the overall area.

Commercial/Residential Sub-Area

In the Commercial and Residential sub-areas a survey is essential. The survey should include existing conditions of the buildings, streets, utilities and property ownership. The product should include zoning and ordinance considerations with different approaches regarding new development in each area and a special attitude towards parking. The product will include a design for the streets in the area.

New Development Sub-Area

The new development sub-area will need a land use map and examples of conceptual site plans and building elevations with specific guidelines regarding buildings heights, facades, parking requirements (avoid huge parking lots), etc.

STATE HWY 308 - COLLEGE AVE

NOT TO SCALE

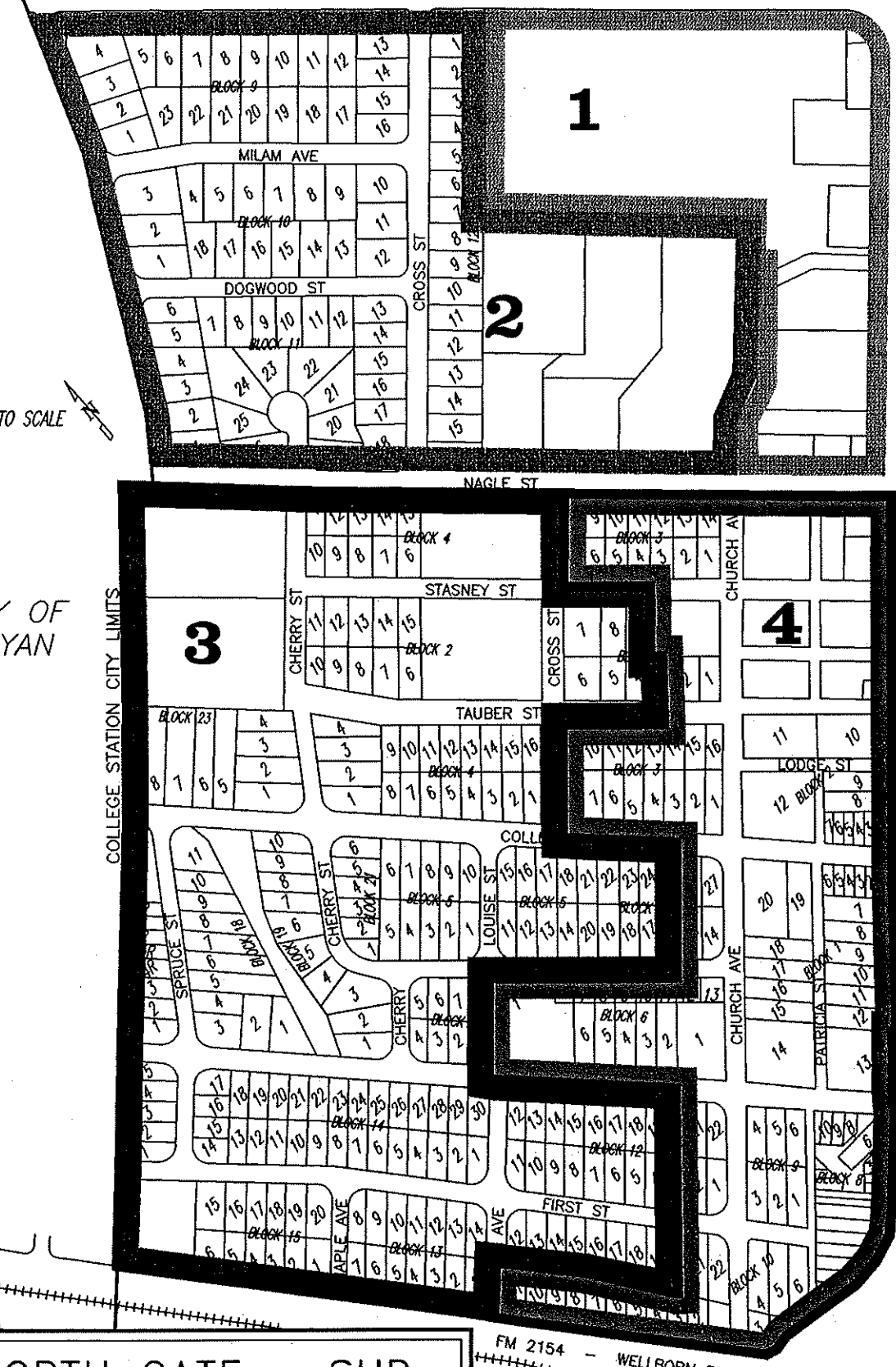
CITY OF
BRYAN

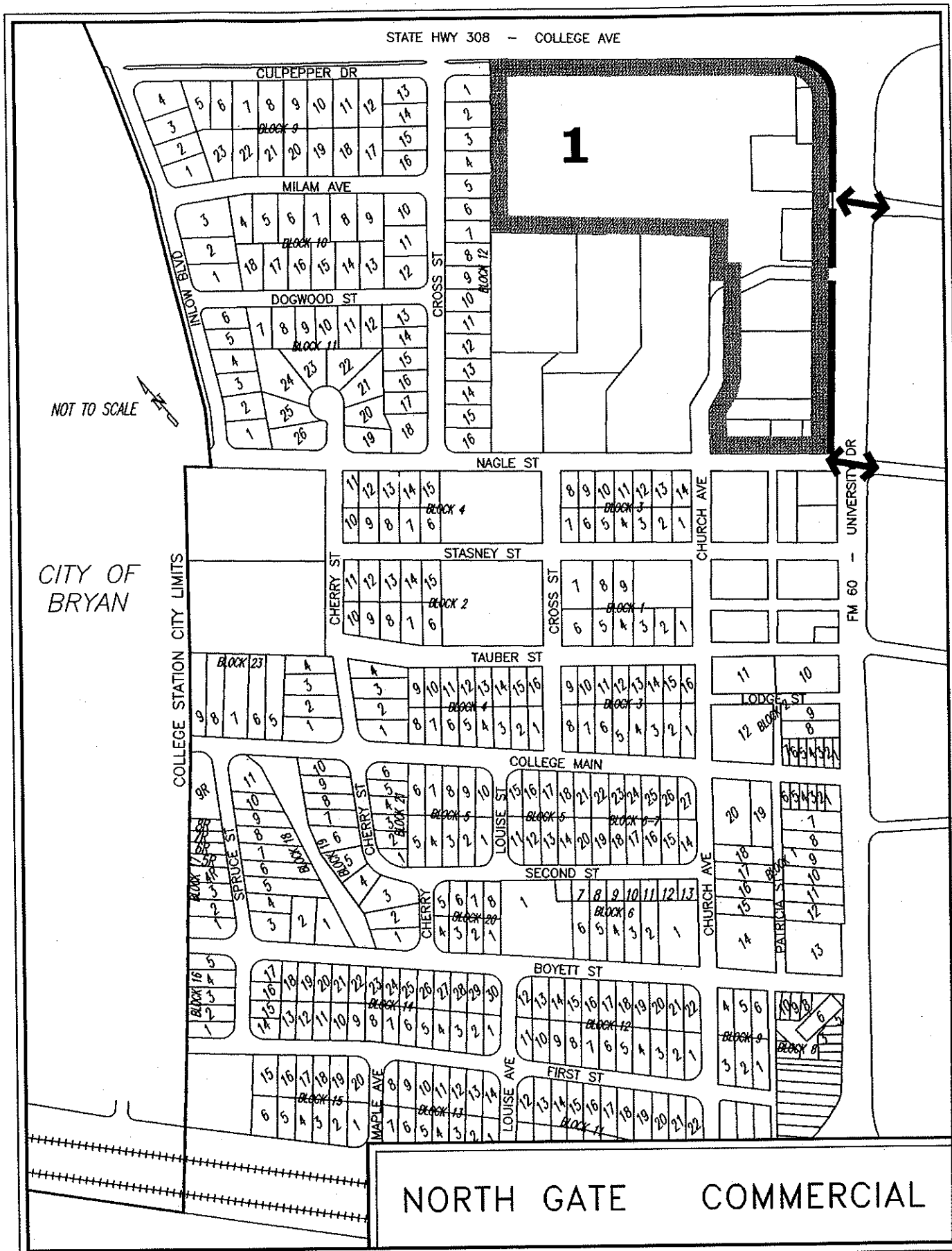
COLLEGE STATION CITY LIMITS

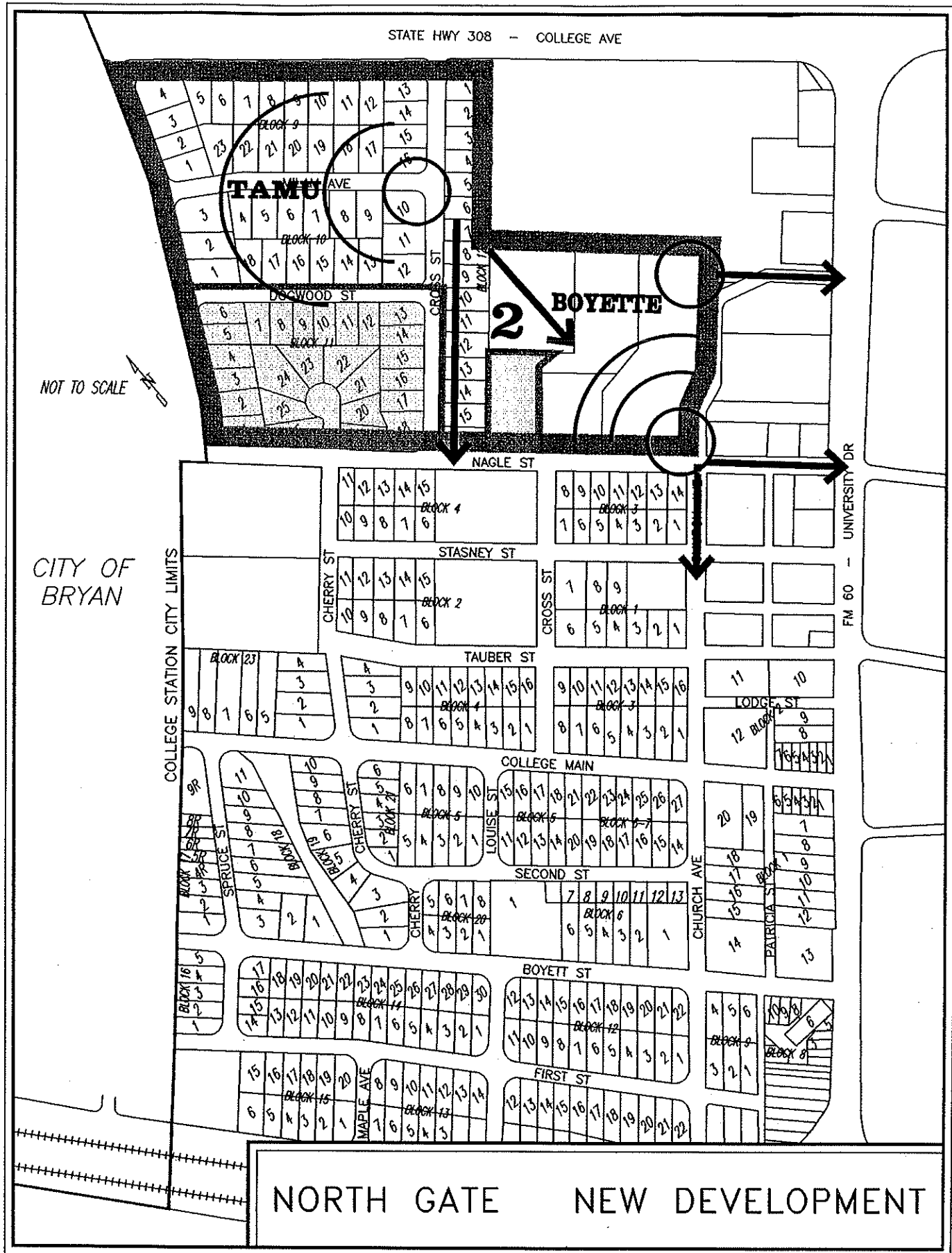
FM 60 - UNIVERSITY DR

NORTH GATE SUB

FM 2154 - WELLBORN RD N







RESIDENTIAL

NOT TO SCALE

CITY OF
BRYAN

COLLEGE STATION CITY LIMITS

3

FM 60 - UNIVERSITY DR

FM 2154 - WELLBORN RD N

