

FOXDOG COFFEE, CRAFT BEER & WINE.

209 N. 7th Street | Temple, Texas | March 2021.

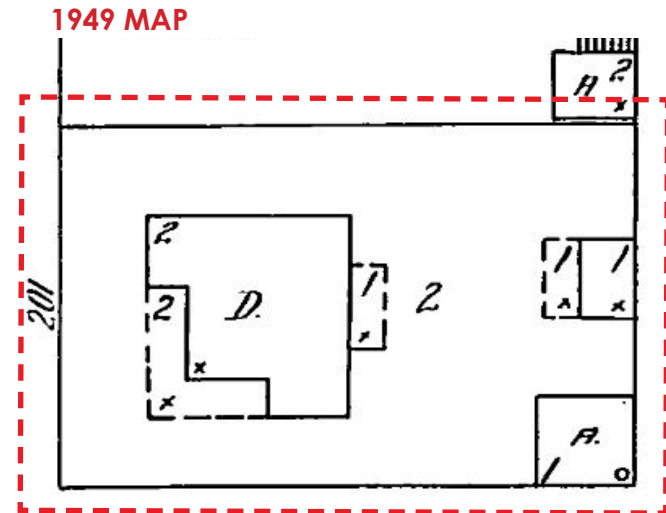
** Not for regulatory approval, permitting, or construction*



A design request was submitted for FoxDog Coffee, Craft Beer & Wine. Located at 209 N. 7th St. in Temple, Texas. The property owner is currently using the building as a personal residence. The property owner would like to rehabilitate both the interior and exterior of the property for their new commercial space. It is important to note that the design recommendations in this report are focused on the exterior facades and public space. Specifically, building signage, color and exterior work at front and rear open areas of the property. The existing wood stud building was constructed in the 1950s and due to its age of seventy plus years should be considered historic in its own right. Refer to following pages for building recommendations and design options.

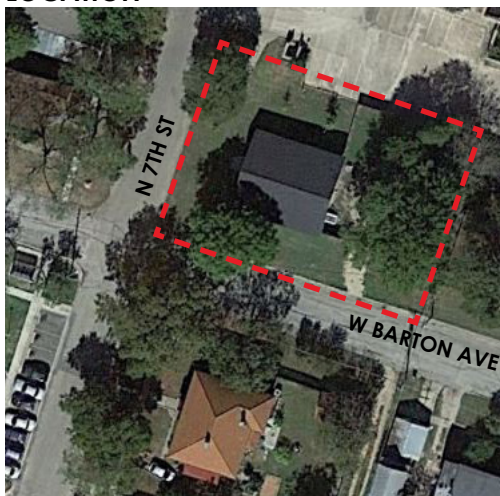
SANBORN FIRE INSURANCE

Sanborn Maps were created from the late 1800s to mid-1900s to determine fire insurance liability in urbanized areas across the United States. These maps include detailed information about a building including number of stories, openings, and construction materials, unique features, and types of businesses that occupied them. Today, we use these maps to learn more about the history of downtown buildings. Per the Sanborn Fire Insurance Maps of Temple, shown on the right, a two story wooden dwelling with two ancilliary structures. Today, it appears as a single story. It is unknown whether it is the original structure from 1949 or the extent of the alterations. Photos related to the maps above were not readily available.



It is important to note that no site visit of the property by Texas Main Street was conducted and review is limited to photo analysis due to travel restrictions caused by current pandemic associated with Covid-19.

LOCATION



EXISTING



DESIGN RECOMMENDATIONS

OPTION 1



Proposed straight arm bracket with hanging signage can be mounted on a backing frame bolted through exterior wall. The weight of the sign should be considered for installation. It may require the use of larger bolts or lag screws penetrating the wood studs and supported by bracing behind the wall. The wall studs might not align with the position of the bolts. It is important to consider the use of blocking to level the sign. It is also important the use of sealant where the bolts penetrate the wall surface. This will prevent moisture from entering the wall and deteriorating the framing members. Refer to sketch at the end of the report for south facade mural proposal.



DESIGN RECOMMENDATIONS

OPTION 2



Proposed neon signage can be mounted on a backing frame pinned through exterior wall. The wall studs might not align with the position of the pins. It is also important the use of sealant where the pins penetrate the wall surface. This will prevent moisture from entering the wall and deteriorating the framing members. Refer to sketch at the end of the report for south facade mural proposal.



DESIGN RECOMMENDATIONS

OPTION 3



Proposed metal signage panel can be mounted on a backing frame pinned through exterior wall. The weight of the sign should be considered for installation. It may require the use of larger bolts or lag screws penetrating the wood studs and supported by bracing behind the wall. The wood stud framing might not align with the position of the bolts. It is important to consider the use of blocking to level the sign. It is also important the use of sealant where the bolts penetrate the wall surface. This will prevent moisture from entering the wall and deteriorating the framing members. Refer to sketch at the end of the report for south facade mural proposal.



DESIGN RECOMMENDATIONS

EXTERIOR FRONT YARD



Proposed conceptual design for street front exterior illustrating signage options integrated with landscape and building elements as well as a “super-graphic” mural hand painted on building face. Note script and illustration are intentionally not confined by existing window placement. Post sign at sidewalk allows for a crafted pedestrian scale opportunity for logo placement and building numbers.

DESIGN RECOMMENDATIONS

EXTERIOR BACK YARD



Proposed conceptual design for building exterior at rear of the property illustrates a "beer-garden" environment. Lighting, landscape planters, decomposed granite, grass, deck, seating and play spaces combine to transform this back yard into a vibrant public space. Orange accent is suggested at inset area of porch to compliment warm grey exterior. Bocci ball court could be lined with wood post or limestone.

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The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with the plans of business and property owners to provide designs that meet their objectives while still respecting the historic building. For official [tax credit review](#), a separate process must be followed and may involve modified design plans to meet the criteria.

Prior to making any improvements to the building facade(s), the building owner should perform a thorough review of the major structural components including the roof, walls, and foundation. All mechanical and electrical systems should be well maintained in conformity with applicable codes and ordinances. Building uses and interior arrangements of program spaces should also be in conformity with applicable codes and ordinances.

REPORT PREPARED WITH ASSISTANCE OF MAIN STREET DESIGN TEAM BY:



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