

311 S Martin Luther King Jr Drive | Temple, Texas

Design Recommendations were requested by property owner Stephanie A. Harris and Main Street Manager Dan Kelleher with assistance from Kelly Atkinson, Sr. Planner and Historic Preservation Officer. The owner is keen to preserve the character of the building while adding a contemporary aesthetic to adapt for new uses. Stephanie Harris also owns the adjacent lot, 313, that could serve as a courtyard extending the businesses to the outside revitalizing this area.

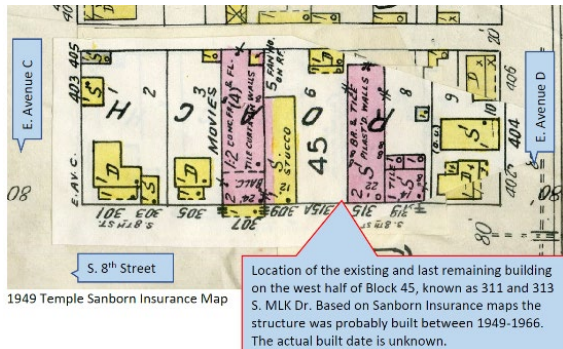
Application for a Strategic Investment Zone (SIZ) Grant is indicated in the request. Boundaries and regulation codes should be reviewed for applicability of grant funding with local officials. This report will outline a cursory analysis of the existing conditions, historical photos and Sanborn Fire Insurance Maps as well as design recommendations for rehabilitation.



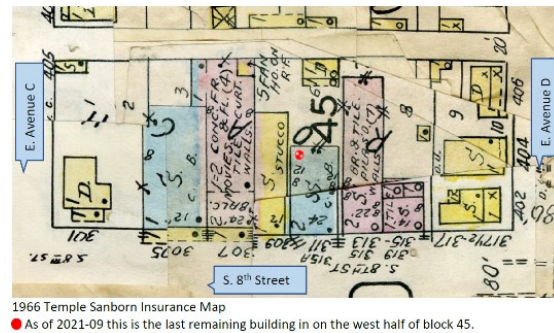
CURRENT FRONT FAÇADE

ANALYSIS

Sanborn Fire Insurance Maps, provided by the Main Street Manager, indicate the building was built between 1949 and 1966.



1949 SANBORN MAP



1966 SANBORN MAP

The pictures below aid in telling the story of what once was a busier commercial block. Today this is the last remaining building in this block. Each half of the building is visible in the two pictures below, providing a good reference of what it looked like in 1986.

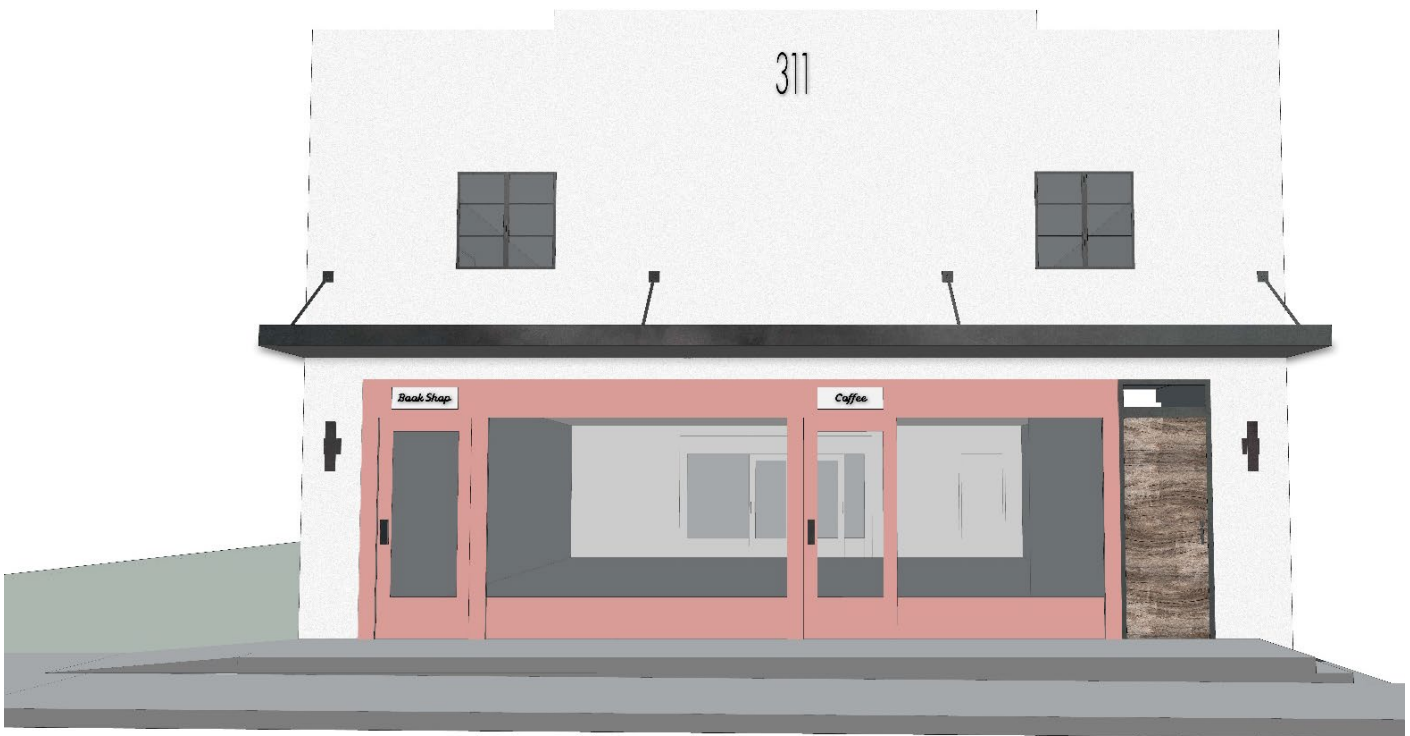


1986 PICTURES OF 8TH ST

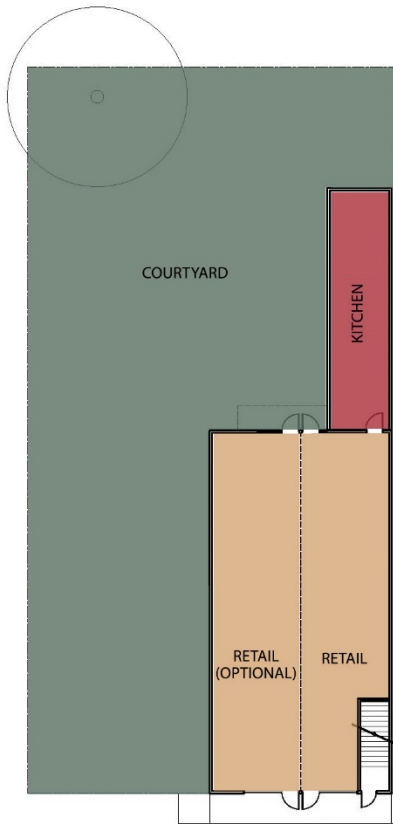
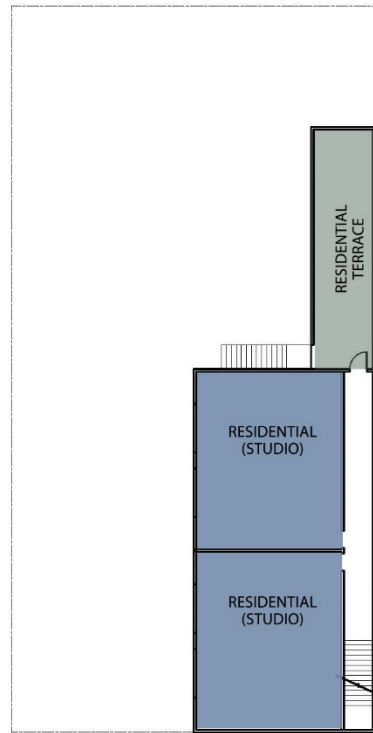
DESIGN RECOMMENDATIONS



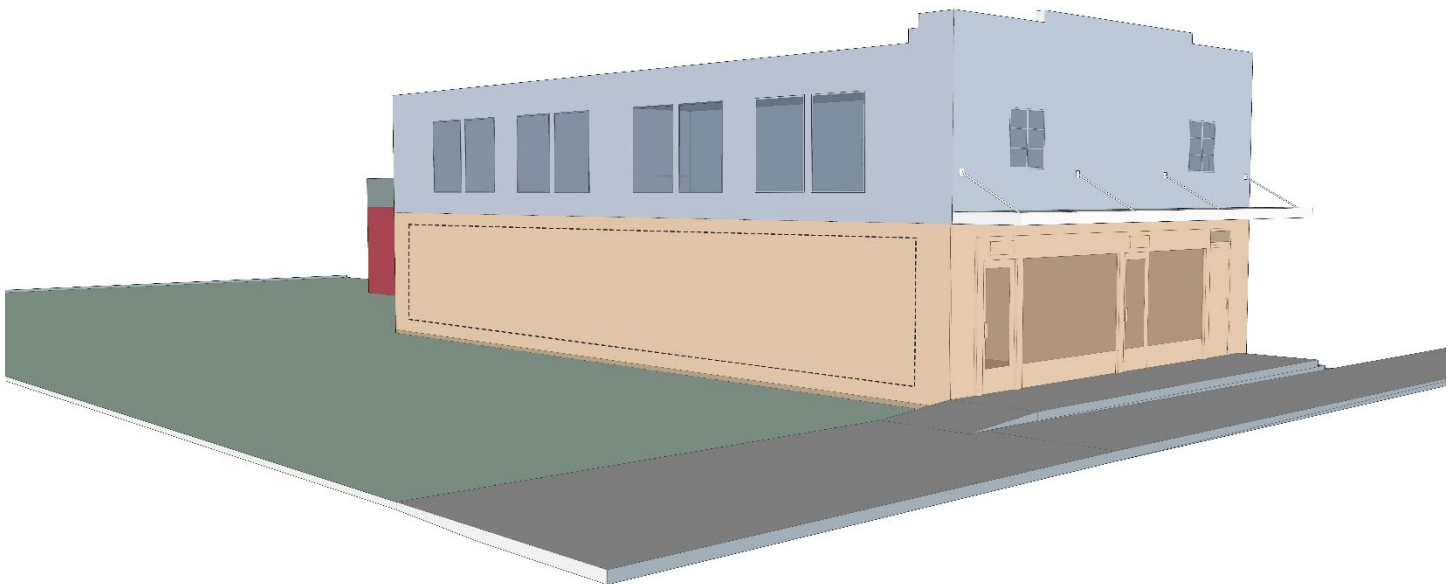
- 2nd floor steel windows on Front Façade are restored and kept as seen in the 1986 photo.
- On the 1st floor a wooden door in steel frame is added giving access to the residential units. Fixed panels are kept on each side of the façade to resemble the doors seen on the same 1986 photo and balance the composition. The space in between has a new contemporary configuration that allows for a large window display area and for natural light in the retail spaces. The colored frame protrudes slightly from the wall aiding the transition of the different materials.
- A tie rod canopy is reintroduced but extended across the whole front façade to protect customers and residents from the weather and for overall aesthetics. Recessed light fixtures are located in the canopy.
- A 2-3 color scheme is recommended for the façade.
- Blade signs are hanging from the canopy to indicate the business on each retail unit.
- The Canopy ledge and tie rods , the transom and wooden door frames, the door fixtures, and the building number are all the same metal finish material as the second-floor window frames.



- Two more color schemes are presented as options.
- These two alternatives present the Store Signs on a designated area above the door that sticks out from the colored frame.
- Ramps/Sloping Sidewalks should meet accessibility requirements for TAS and ADA. For the peach color alternative ramp must start at a distance that meets the requirements for proper access to the retail unit and provide a level transition to access door.
- This option also presents outdoor light fixtures located at each side of the building.

1st FLOOR PLAN DIAGRAM2nd FLOOR PLAN DIAGRAM

- Retail Units occupy the First Floor.
- Residential Studios are located on the Second Floor.
- A service area is located as a new addition on the back connected to the main building.
- The rooftop of the new addition serves as a terrace for the residential units and as a second means of egress.
- Courtyard area provides space for business to expand, outdoor sitting and other activities can happen here.
- Designated Area for Public Art.



VOLUMETRIC DIAGRAM

NOT FOR REGULATORY APPROVAL

The purpose of this report is to provide ideas and schematic designs for projects. Main Street Staff works with business and property owners to provide designs that meet their objectives while still respecting the historic building and context. For official tax credit review, a separate process must be followed and may involve modified design plans to meet the criteria. In the case of an existing structure, prior to making any improvements to the building façade(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 and remain subject to all applicable regulatory review by building officials having jurisdiction.

In addition, Texas Main Street Staff highly recommends working with an architect, engineer, and other professionals to complete most projects. They can manage the project and work through the complexities of code requirements and constraints of an existing building or new construction. If questions arise or additional designs are needed, please contact your local Main Street Manager for assistance. Please note that the designs and recommendations provided do not guarantee approval for the tax credit application, if applicable. Conceptual designs included in this document do not constitute regulatory approval of any kind including but not limited to the local building permit, development process and Texas Accessibility Standards as applicable.

CONSULTING INFORMATION PREPARED WITH **Jamie Crawley, AIA, NCARB, LEED AP BD+C** OF THE TEXAS MAIN STREET DESIGN STAFF AND:

**Malena Maiz**

Texas Main Street Design Specialist
Community Heritage Development Division
PO Box 12276 Austin, Texas 78711-2276
P: 512-463-9129
F: 512-463-5862

thc.texas.gov

